



**Fort Mill Town Council Regular Meeting
March 28, 2022
6:00 p.m.**

**Council Chambers
112 Confederate Street
Fort Mill, SC 29715**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

MINUTES

Minutes of the March 14, 2022, Town Council Meeting
Minutes of the March 10, 2022, Town Council Planning Workshop
Minutes of the March 21, 2022, Town Council Planning Workshop

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any citizen of the Town may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign in outside of Council Chambers prior to the start of the meeting. Citizens will be given 3 minutes each to speak.

PRESENTATIONS

Presentation #1

Town of Fort Mill's Second Saturday Service Initiative – *Chris Sardelli*

Presentation #2

50 years into the future of how Fort Mill might look – *Fort Mill Economic Partners*

Presentation #3

Winthrop study on the impact of the Carolina Thread Trail through Fort Mill – *Fort Mill Economic Partners*

OLD BUSINESS ITEMS

Old Business Item #1

First reading: An ordinance amending the zoning ordinance for the Town of Fort Mill; Article II, Requirements by District; Section 24, COD/COD-N Corridor Overlay District; Subsection 12, Signs; so as to delete pole signage; Article III, Signs; so as to amend the requirements for Temporary Signage and to delete Pole Signage; Article VI, Administration, Enforcement, Penalties, and Fees; Subsection 4.3 (E); so as to amend the consecutive day limit as to reflect changes made in Article III; and, to provide other matters relating thereto. – *Penelope Karagounis*

NEW BUSINESS ITEMS

There are no New Business items.

INFORMATION/DISCUSSION

Information/Discussion Item #1

Tom Hall Overlay District – Penelope Kargounis

EXECUTIVE SESSION

Please Note: Council may take action on Executive Session Items listed on the agenda when they come back into Public Session.

Executive Session Item #1

Discussion of negotiations incident to proposed contractual matters with Crossroads Development Partners, LLC

ADJOURN

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

The Town of Fort Mill is committed to assuring accessibility with reasonable accommodation, of Town services and facilities for all individuals, in compliance with federal law. Please contact the Town Manager's Office at 803-547-2116 if you need assistance.



**Fort Mill Town Council Regular Meeting Minutes
March 14, 2022
6:00 p.m.**

**Council Chambers
112 Confederate Street
Fort Mill, SC 29715**

PRESENT: Mayor Savage, Councilman Helms, Councilman Moody, Councilwoman Cook, Councilman Wolfe, Councilman Hudgins and Councilman Garrison were present.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

Councilman Helms provided the invocation.

MINUTES

Minutes of the February 28, 2022, Town Council Meeting

Councilman Helms made a MOTION to approve the minutes of the February 28, 2022 Town Council Meeting. SECONDED by Councilman Wolfe. Passed 7-0.

PUBLIC COMMENT

Pursuant to Section 2-46 of the Code of Ordinances for the Town of Fort Mill, any citizen of the Town may appear before council for the purpose of providing public comments on any municipal matter (except personnel matters). Those who wish to speak must sign in outside of Council Chambers prior to the start of the meeting. Citizens will be given 3 minutes each to speak.

One citizen signed up for public comment:

Mr. Steve Trull, 1177 Kanawha Court, stated that he would be available to answer questions during the Tom Hall Overlay discussion.

PRESENTATIONS

Presentation #1

Proclamation presentation in honor of Procurement Month 2022

Mayor Savage presented a proclamation to Phillip Aycock in honor of Procurement Month 2022.

Presentation #2

Fort Mill Economic Partners

David Buse and Mariah Price with Fort Mill Economic Partners gave a presentation on their achievements for last year and goals for 2022.

OLD BUSINESS ITEMS

There were no Old Business items.

NEW BUSINESS ITEMS

New Business Items #1

Resolution for Downtown Jams 2022

Jacona Hester explained to council that this is a resolution to approve public alcohol possession, sales and consumption and live music and sound amplifying equipment on approved Jam dates:

- 04/16 – Spring Fling Jam
- 07/16 – Summer Jam (Peach Party!)
- 09/17 – Oktoberfest Jam
- 12/10 – Christmas Market

Councilman Moody made a MOTION to approve the resolution for Downtown Jams 2022. SECONDED by Councilman Garrison. Passed 6-1. Councilwoman Cook opposed.

INFORMATION/DISCUSSION

Information/Discussion #1

2020 Town Council Redistricting Benchmark Report

Chris Pettit stated that Town staff has been working with the South Carolina Revenue and Fiscal Affairs office (RFA) to begin the necessary steps in order to complete a redistricting for the Town of Fort Mill. The first step was the

completion of the 2020 Redistricting Benchmark Report, which was provided in the agenda package. This report outlines the population and demographics of each of our existing wards as they are geographically drawn today. The data within this report will advise the RFA on what changes need to be made to the wards in order to be in compliance with all applicable laws and regulations relating to redistricting (Equal Protection Clause of the 14th Amendment, federal Voting Rights Act, etc.). The next step in the process is for staff to present the report to Council and receive feedback prior to RFA drafting a new ward map.

Information/Discussion Item #2

Temporary Signs

Penelope Karagounis explained to council that due to an increase in development and marketing opportunities staff has seen an influx in promotional temporary signage within the Town limits. Many of these signs are illegal under the current zoning ordinance but a need to strengthen the code to make it more concise regarding the problem areas was identified by staff. These areas primarily include subdivision directional signs along with other temporary promotional signs. Staff has received numerous complaints relating to these issues. Examples of these types of signs have been included in the packet. This text amendment would primarily:

- Remove pole signs as an allowable sign. Staff has not permitted a new pole sign in quite some time as ground/monument signage is much preferred, but they are allowed under the current code in some zoning districts.
- Delete language that allows for off premise real estate directional signage. The current section of the ordinance that bans off-premise signage adds a caveat that allows for off-premise real estate directional signage. This creates a loophole that can create an issue for staff during enforcement.
- Include yard sale signage in the “signs allowed without a permit” section of the ordinance. Yard sale signs are minor in nature and the current staff has never received an application for a yard sale sign.
- Amend real estate accessory signage, such as for open houses, and add to the “signs allowed without a permit” section of the ordinance. Staff does realize the need for a real estate accessory sign on occasion but also added language to limit the size, number, and location of such signs as to not clutter intersections in Town with no relation to the property.
- Include election signage in the “signs allowed without a permit” section of the ordinance. The conditions provided have been tailored to give

candidates ample time and visibility opportunities during election season while also maintaining a high aesthetic standard throughout Town.

- Include feather flags in the “signs allowed without a permit” section of the ordinance. Feather flags are currently not allowed but Town leaders have expressed an interest in allowing this type of signage as identification markers for churches and businesses across Town.
- Reduce the number of temporary subdivision signs allowed to one per project entrance. One temporary subdivision sign per project entrance gives developers ample ability to identify and advertise their product.
- Reduce the duration, size, and number of temporary promotional signs allowed. Currently there is not a cap on the number of temporary promotional signs a property can have at one time and the duration is 60 days, twice a year, which could result in signs being up for one third of every year.

Information/Discussion Item #3

Trails Master Plan

Penelope Karagounis explained to council that in 2020, a resolution to support the amending of the Carolina Thread Trail Master Plan for the Town of Fort Mill was approved by Town Council. This amendment added another segment of trails to provide more options for trails in the Town. This started the discussion to have a comprehensive Master Plan for trails in the Town of Fort Mill. A couple of months after the resolution, COVID-19 disturbed our livelihood, but we learned the importance of being able to connect with nature and get outside to preserve our quality of life. Therefore, the Town of Fort Mill is committed to start the process of the Master Plan for Trails. The Fort Mill Master Plan for trails will serve as a living document that will be updated as new opportunities become available. The goal of this project is to connect existing trails with future destinations such as the downtown area, identify other locations for establishment of new trails, and prioritize segments for trail construction based on feasibility and opportunity. We recognize that bicycle and pedestrian infrastructure should be an integral part of the community.

Objectives for the Trail Master Plan are:

- To establish a vision for the future of trails within the Town of Fort Mill
- To develop an implementation plan that puts us on the path toward reality on realizing the vision

- To study up to two to three corridors more intensely for construction feasibility and design for short term construction consideration Our Process for the Trail Master Plan:

1. Finalize an RFP based upon conversation tonight
2. Select a consultant
3. Establish a trail master plan committee that will be the primary lead in meetings / discussions of the plan creation
4. Review the existing conditions, talk to the community stakeholders, review applicable plans in place, determine important points in town, etc.
5. Verify the vision
6. Identify and map a future network of trails that connects with the vision, with up to two “prioritized segments” identified for further study
7. Complete feasibility studies for up to two corridors to put us in a position to be able to move forward with construction in the short term
8. Establish plans / guidelines for:
 - a. Overall design considerations
 - b. Possible funding opportunities and strategies
 - c. Long term maintenance needs / requirements / costs
 - d. Marketing / Branding

She said that they would like to have a discussion with Council to see if they can proceed with the RFQ for the project. She would like to know if their proposal meets the Town’s expectation, and they would like to hear feedback as well.

Information/Discussion Item #4

Tom Hall Overlay - *Penelope Karagounis*

Penelope Karagounis told council that staff has been tasked with researching a potential text amendment regarding car washes and auto repair garages within the THCD. Car washes, permitted in the Highway Commercial (HC) district, are prohibited in the Tom Hall Corridor District (THCD). In addition, repair garages are allowed within the HC district but prohibited in the THCD with exceptions.

In 2007, with the creation of the Tom Hall Corridor Overlay, car washes, repair garages, and tire retail and repair facilities were prohibited in the overlay. In 2011 the ordinance was amended to modify the existing language in the ordinance to provide an exception that would allow for the expansion of auto repair garages and tire repair facilities, provided they were in existence before the adoption of the THCD overlay district, and that any such facilities must observe the following conditions: that if a repair garage was lawfully in existence prior to the establishment of the THCD overlay, and if such facility has continued to operate without interruption since that date, then the owner or operator of any such facility may be permitted to expand his existing facility under the following conditions:

- 1) where feasible, a suitable landscaped buffer or fence shall be used to screen the facility from neighboring residential uses;
- 2) any outdoor storage and/or holding areas shall be screened from public view by a suitable fence and 2 appropriate landscaped buffer; and
- 3) the overnight storage of vehicles shall be prohibited, unless such vehicles are located inside the facility or within any enclosed and properly screened storage area. Currently, repair garages and tire retail and repair facilities are prohibited; except for those that existed before the overlay district. Car washes, permitted by right in the HC district, are prohibited in the THCD. The matter is whether to remove car washes from the list of prohibited uses or allow such facilities as conditional uses within the THCD overlay and establish such conditions. Some conditions to consider is enhancing buffer requirements; orientation of building; separation requirements from residential lots or residential zoning districts; and limited hours of the operation of a car wash. Staff would be happy to add any conditions which Council deems appropriate to the text amendment. If the Town Council decides to allow car washes with or without conditions as an allowable use in the THCD, then car washes would be able to develop within the THCD Overlay. If the Town Council does not wish to allow car washes in the THCD Overlay then no car washes would be allowed in the THCD Overlay.

EXECUTIVE SESSION

Please Note: Council may take action on Executive Session Items listed on the agenda when they come back into Public Session.

There were no Executive Session items.

ADJOURN

Councilman Helms made a MOTION to adjourn. SECONDED by Councilman Moody. Passed 7-0.

Being no more business to conduct, the meeting adjourned at 7:52 pm.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully Submitted,

Virginia C. Burgess, CCC

Approved by Council:

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**Fort Mill Town Council Planning Workshop Minutes
March 10, 2022
5:30 p.m.**

**Town Hall Conference Room
200 Tom Hall Street
Fort Mill, SC 29715**

PRESENT: Mayor Savage, Councilwoman Cook, Councilman Moody, Councilman Hudgins, Councilman Garrison and Councilman Wolfe were present. Councilman Helms was absent.

CALL TO ORDER

Mayor Savage called the meeting to order at 5:30 pm.

INFORMATION/DISCUSSION

- Strategic Plan Needs and Development
- Council Goals
- Manager Goals
- Reports for Communication and Documentation
- Schedules
- Measurements

Mayor Savage led a discussion on top priorities for the Council Members and staff that were present. Each of these priorities were put under one of six main topics. The six main topics were as follows:

- Financial Stewardship
- Safety
- Customer Service
- Quality of Life
- Employees
- Administration

Tasks and priorities were put under each of the headings that needed to be addressed. This led to committees being formed that can better address the needs under each of these

topics. Seven (7) new committees were formed with at least three (3) council members being assigned to each one. A list of Committees and its members are attached as Schedule A.

ADJOURN

Councilwoman Cook made a MOTION to adjourn. SECONDED by Councilman Garrison. Passed 6-0.

Being no more business to conduct, the meeting adjourned at 8:30 pm.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully submitted:

Virginia C. Burgess, CCC
Town Clerk

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Committee	Council Member List
<p>Ad Hoc Appointments Committee</p> <ul style="list-style-type: none"> Ronnie Helms - Chairman Guynn Savage Ben Hudgins <p>Administration Committee</p> <ul style="list-style-type: none"> Lisa Cook - Chairwoman Chris Moody Allen Garrison Ronnie Helms <p>Events Committee</p> <ul style="list-style-type: none"> Guynn Savage- Chairwoman Lisa Cook Ronnie Helms <p>Financial Committee</p> <ul style="list-style-type: none"> Chris Moody - Chairman Guynn Savage Chris Wolfe <p>Parks and Recreation Committee</p> <ul style="list-style-type: none"> Lisa Cook - Chairwoman Allen Garrison Guynn Savage Chris Wolfe <p>Planning & Infrastructure Committee</p> <ul style="list-style-type: none"> Chris Wolfe - Chairman Lisa Cook Ben Hudgins <p>Safety Committee</p> <ul style="list-style-type: none"> Allen Garrison - Chairman Guynn Savage Ronnie Helms <p>Zoning & UDO Committee</p> <ul style="list-style-type: none"> Ben Hudgins - Chairman Chris Wolfe Guynn Savage 	<p>Mayor Guynn Savage:</p> <ol style="list-style-type: none"> Events Committee - Chairwoman Ad Hoc Appointments Committee Parks & Recreation Committee Zoning & UDO Committee Safety Committee Financial Committee <p>Councilwoman Cook:</p> <ol style="list-style-type: none"> Administrations Committee - Chairwoman Events Committee Parks & Rec Committee - Chairwoman Planning & Infrastructure Committee <p>Councilman Garrison</p> <ol style="list-style-type: none"> Administration Committee Parks and Recreation Committee Safety Committee - Chairman <p>Councilman Helms (Mayor Pro Tem)</p> <ol style="list-style-type: none"> Administration Committee Events Committee Ad Hoc Appointments Committee - Chairman Safety Committee <p>Councilman Hudgins</p> <ol style="list-style-type: none"> Ad Hoc Appointments Committee Planning and Infrastructure Committee Zoning and UDO Committee - Chairman <p>Councilman Moody</p> <ol style="list-style-type: none"> Administration Committee Financial Committee - Chairman <p>Councilman Wolfe</p> <ol style="list-style-type: none"> Parks and Recreation Committee Planning and Infrastructure Committee - Chairman Zoning and UDO Committee Financial Committee



**Fort Mill Town Council Planning Workshop
March 21, 2022
5:30 p.m.**

**Town Hall Conference Room
200 Tom Hall Street
Fort Mill, SC 29715**

AGENDA

PRESENT: Mayor Savage, Councilman Helms, Councilman Moody, Councilman Hudgins, Councilman Wolfe, Councilman Garrison and Councilwoman Cook were present.

CALL TO ORDER

EXECUTIVE SESSION

Executive Session Item #1

Receipt of legal advice regarding a potential claim

Councilwoman Cook made a MOTION to go into Executive Session.
SECONDED by Councilman MOODY. Passed 7-0. Council went into Executive Session at 5:40 p.m.

Councilman Helms made a MOTION to come out of Executive Session.
SECONDED by Councilman Moody. Passed 7-0. Council came out of Executive Session at 6:24 p.m.

INFORMATION/DISCUSSION

- Strategic Plan Needs and Development
- Council Goals
- Manager Goals
- Reports for Communication and Documentation
- Schedules
- Measurements

Mayor Savage went over the objectives for each of the Council Committees. A presentation was handed out by Councilwoman Cook. This was a summary of information from the previous workshop listing each of the Committees and objectives for each. This summary is attached as schedule A. Chairmen/Chairwomen were selected for each of the committees. That list has been attached as schedule B.

ADJOURN

Councilman Wolfe made a MOTION to adjourn. SECONDED by Councilman Moody. Passed 7-0.

Being no more business to conduct, the meeting adjourned at 8:20 p.m.

The following press was notified of the meeting by email or fax in accordance of the Freedom of Information Act: The Herald; CN2; WRHI, WSOC and WBTV. The agenda was also posted on the board outside of the entrance to Town Hall the required length of time and on the Town website.

Respectfully Submitted:

Virginia C. Burgess, CCC
Town Clerk

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Town of Fort Mill's Second Saturday Service Initiative

Fort Mill Town Council meeting

March 28, 2022



Fort Mill
SOUTH CAROLINA

Second Saturday Service

Concern: Dramatic increase in Fort Mill's litter

Mission: Empower the community to help beautify public spaces through education, involvement and teamwork.

Strategy: Stakeholders and goals identified; litter pick-up program established.

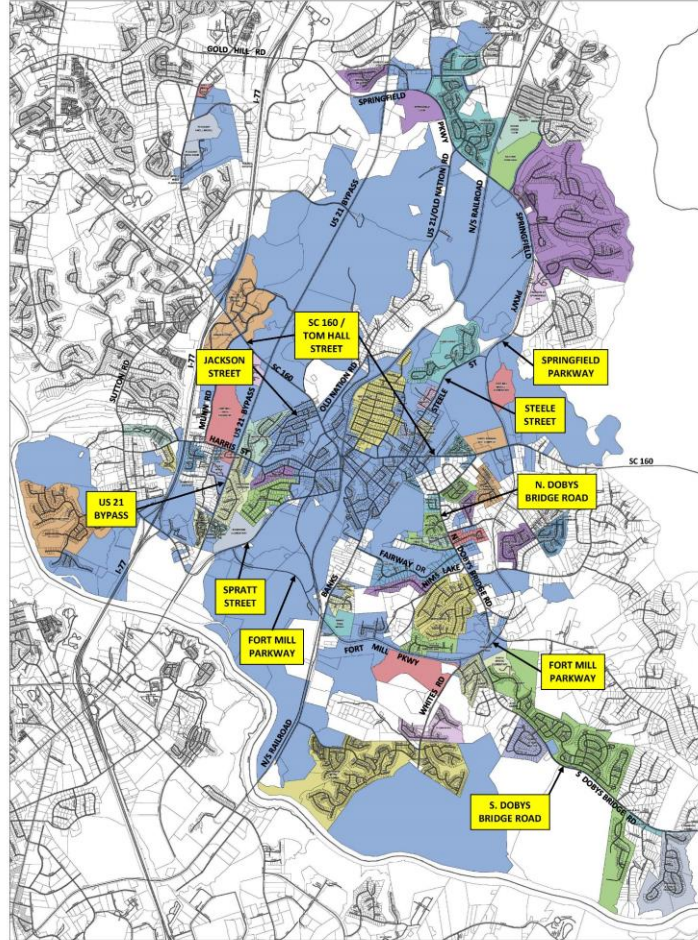


Examples of Educational and Promotional Social Media Ads



Program Overview

- Season: April 9, May 14, June 11, Sept. 10, Oct. 9
- Partnership between Town and community to collect litter
- Volunteers selected individual clean-up areas
- Town provides supplies and disposes the collected trash



FORT MILL SUBDIVISIONS MAP

LEGEND	
STREET NAME	STREET IDENTIFIED AS A HIGH-LITTER AREA
SHADED AREAS	INSIDE TOWN LIMITS
UNSHADED AREAS	OUTSIDE TOWN LIMITS



SCAN THIS QR CODE FOR THE LINK TO A LIST OF STREETS INSIDE TOWN LIMITS



SCAN THIS QR CODE FOR THE LINK TO DOWNLOAD MAP



Second Saturday Service



Empowering the community to commit to the beautification of our public spaces through education, involvement, and teamwork.

Join us on the second Saturday of the month, April-September, to aid in keeping our community litter free



#PickItUpPrideFortMill

Safety Tips

#PickItUpPrideFortMill

Wear Proper Safety Equipment

The Town will be providing gloves and safety vests for all participants. Please keep these on during your cleanup.

Be Aware

Watch your surroundings for any possible dangers for you and others on your team.

Leave Hazards Alone

Do not try to pick up hazardous materials or heavy objects. If you see something abnormal notify a town employee.

Wear Proper Clothing

Substantial shoes with closed toes and long pants. Clothes you do not mind getting dirty.

Stay Hydrated

Drink plenty of water! Reusable water bottles are great for you and the environment.

Wash Your Hands

Wash your hands after picking up trash to keep from spreading germs and other particles.




Collecting trash responsibly

Think outside the trash

Show us your clean-up accomplishments by sharing photos and tagging #PickItUpPrideFortMill



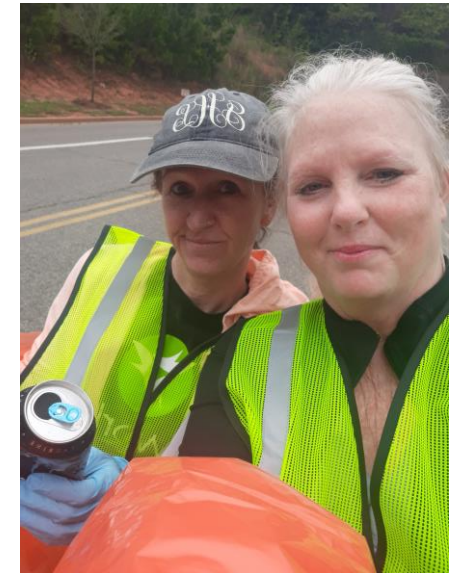

Second Saturday Service Collateral Materials



Volunteer Incentives

Fort Mill recognizes volunteers in three ways:

- Cleanup photos posted on social media
- Volunteers receive 'thank you' gift
- Pledge cards on display at Town Hall



Results & Innovations



Innovations:

1. True partnership with community
2. QR codes
3. Recycled or reusable gifts
4. Pledge cards
5. Volunteers choose pick-up areas

What's Next?

- Ads for the 2022 season underway
- Sign-ups available for entire season
- Focus on specific months
- New thank you items
- New competition aspect



FORT MILL

2050 Vision Plan

Presented on 28 March 2022 by

FORT  MILL
ECONOMIC PARTNERS

CONTRIBUTING PARTNERS

David Buist, Ferrara-Buist Contractors

Marc Howie, York Electric Cooperative, Inc.

Shaw Kuester, Kuester Commercial Real Estate

Stephen Overcash, ODA Architecture

Wink Rea, Kuester Commercial Real Estate



Fort Mill 2050

For the past 20 years, small towns have experienced a resurgence in their urban cores. This trend is having positive impacts on downtown areas. The “downtown” of any community is the heartbeat of the community and is where memories are made and cherished. All services and community needs are served in a vibrant downtown area.

This resurgence has been caused by many factors including the trend to Live, Work and Play all within walking distance. Fort Mill is well poised to evolve and enjoy tremendous growth in the next 30 years. Fort Mill Economic Partners provided this Study to explore how similar sized towns evolved and how Fort Mill may benefit from their “lessons learned”. The goal of all small towns is to provide opportunities for their residents and offer varied experiences. Small towns have a distinctive “Sense of Place” by being pedestrian-friendly, having 24-hour activity, and by offering a rich and varied mix of uses.

As small towns begin to experience growth, Zoning restrictions are loosened as higher density will be important. Form-based Zoning will be popular as it emphasizes the importance of the streets being designed for the pedestrian. Automobile needs will be lessened as car-ownership will decline from previous generations. Traditional modes of transportation will be challenged.

Enjoying the benefits of a downtown area should be fun. Millennials and Generation Z understand the importance of meaningful experiences and they enjoy sharing these experiences with the world through social media. These generations are already having a positive impact on the future of Fort Mill.

This is not a Comprehensive Plan or a formal Small Area Plan. It is a Vision Plan of the downtown area and surrounding neighborhoods that are within a 5–10-minute walk of Main Street. The concepts and illustrations are the embodiment of recommendations and directives set forth in the *Fort Mill Comprehensive Plan, Volume 2*, dated July 19, 2012, and the *Priority Investment District Presentation to the Downtown Merchant Association*, dated July 13, 2016.

The Planning Principles of the Fort Mill 2050 Study are based on observations of other small towns, educational background in Small Town Planning and traditional planning principles promoted by the Urban Land Institute (ULI). We hope that you will enjoy envisioning the future of Fort Mill's downtown as it is poised to experience a phenomenal evolution in the next 30 years.

Lexington, South Carolina

Area: 11.98 square miles
Growth since 2010: 29.97%
Density: 1,961.60
per square mile
Current Population:
23,225



Matthews, North Carolina

Area: 17.19 square miles
Growth since 2010: 25.52%
Density: 1,994.80
per square mile
Current Population: 34,140



Waxhaw, North Carolina

Area: 12.05 square miles
Growth since 2010: 93.72%
Density: 1,597.50
per square mile
Current Population:
19,099



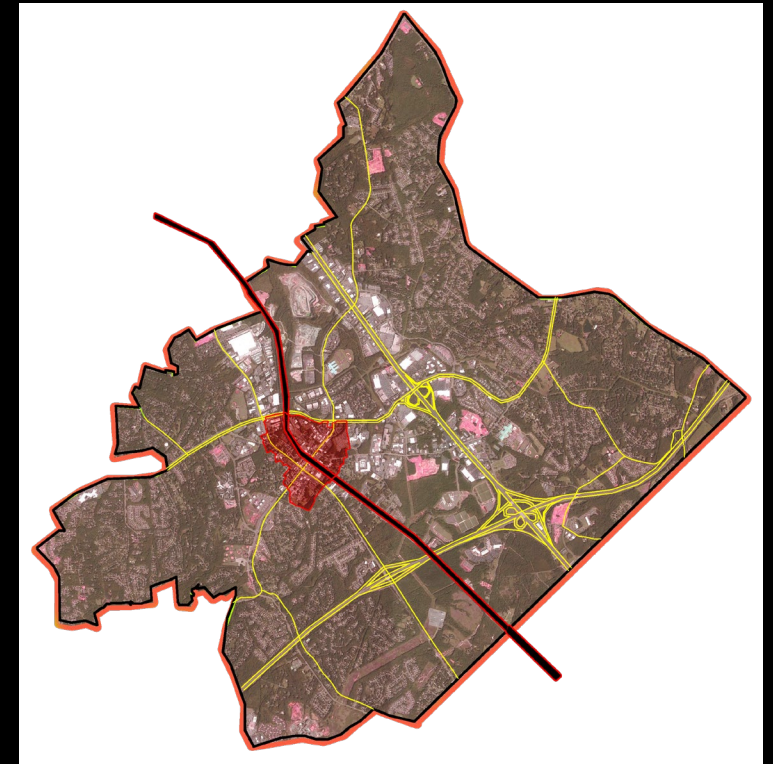
Fort Mill, South Carolina

Area: 19.50 square miles
Growth since 2010: 152.41%
Density: 1,400.4
per square mile
Current Population:
27,288

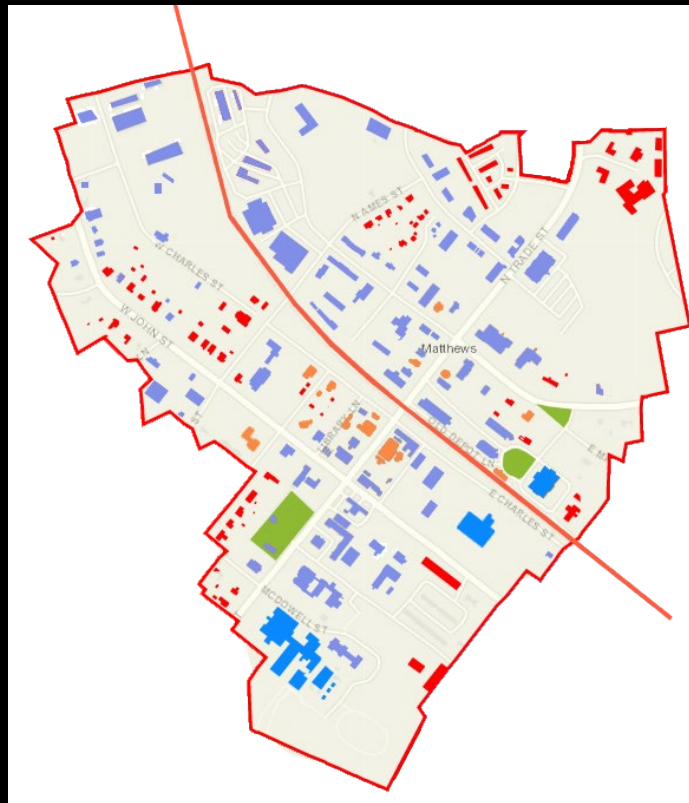


MATTHEWS, NORTH CAROLINA

Matthews was established in 1879. The town's community began with a post office and a general store in 1925 however the **Seaboard Air Line Railroad** was constructed in 1974. Matthews was a stop along a stage coach route but as the town extended the rail service in 1879, it began to see substantial development. The railroad became an integral part of the growth and development. Today, Matthews is home to a variety of national and international businesses as well as a diverse and vibrant community of all generations. There is much residential within walking distance of the commercial districts. The layout provides a great mix of uses all within walking distance. There are many 55+ retirees in the urban core. The railroad line divides the town in two and creates a multiple vehicular crossings in the center city grid.



MATTHEWS DOWNTOWN



- Commercial
- Residential
- Historical
- Governmental

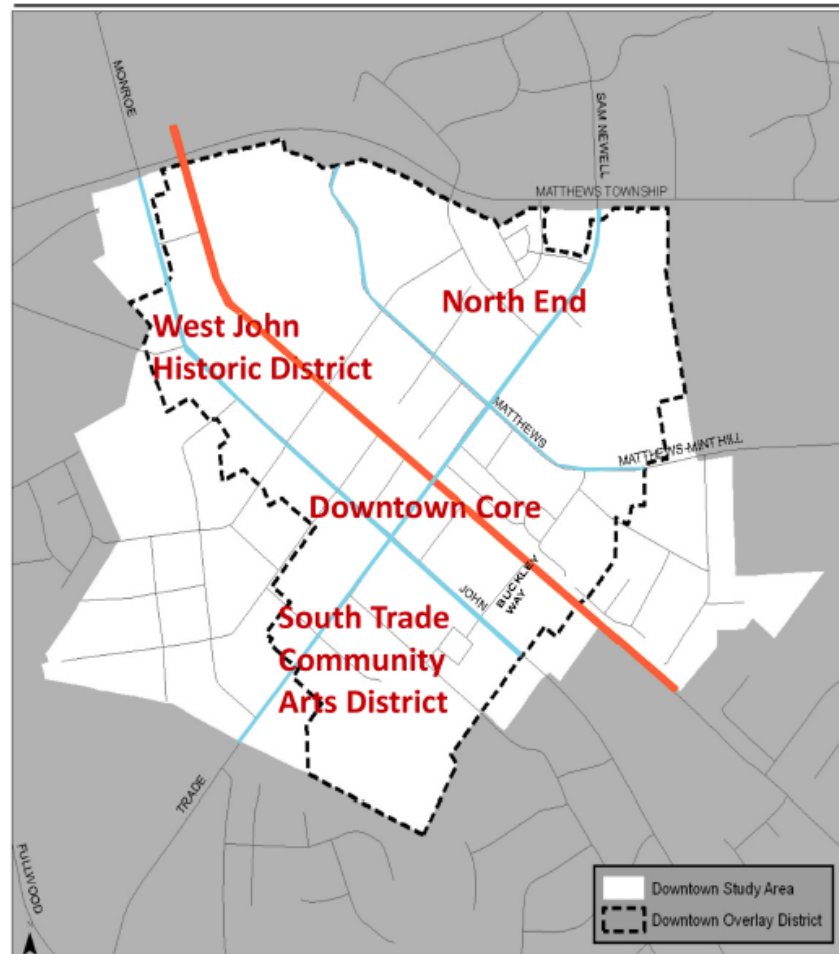
Challenges

- The railroad cuts through the downtown and forms a barrier for commercial growth south of the tracks.
- The parking is limited in downtown areas due to traffic congestion on Trade Street.

Benefits

- Matthews maintains a fluid/continuous street grid that promotes connectivity to adjacent neighborhoods and development areas. As a result of the strong street grid, the pedestrian activity is encouraged and robust.
- The downtown street grid allows increased density on nearby development areas, promoting economic development and allowing better access for visitors and residents.
- Matthews has a vibrant urban core due to a rich mix of uses, within 5 and 10, minute pedestrian friendly walks.

Downtown Districts



The Downtown Overlay District is a special district created with the intent of establishing specific development guidelines to ensure the compatibility of existing and new development. For the purpose of the Downtown Plan as well as for future branding and marketing of subareas of Downtown, the area is broken up into four distinct districts.

- **Downtown Core**
- **North End**
- **West John Historic District**
- **South Trade Community Arts District**

Recommended Changes To The Downtown Overlay District and to Zoning Classifications For Certain Parcels

Extend the Downtown Overlay to the southeastern boundary of the new Buckley Way connector road

Rezone parcels backing up to Matthews Station Street and fronting East Matthews Street

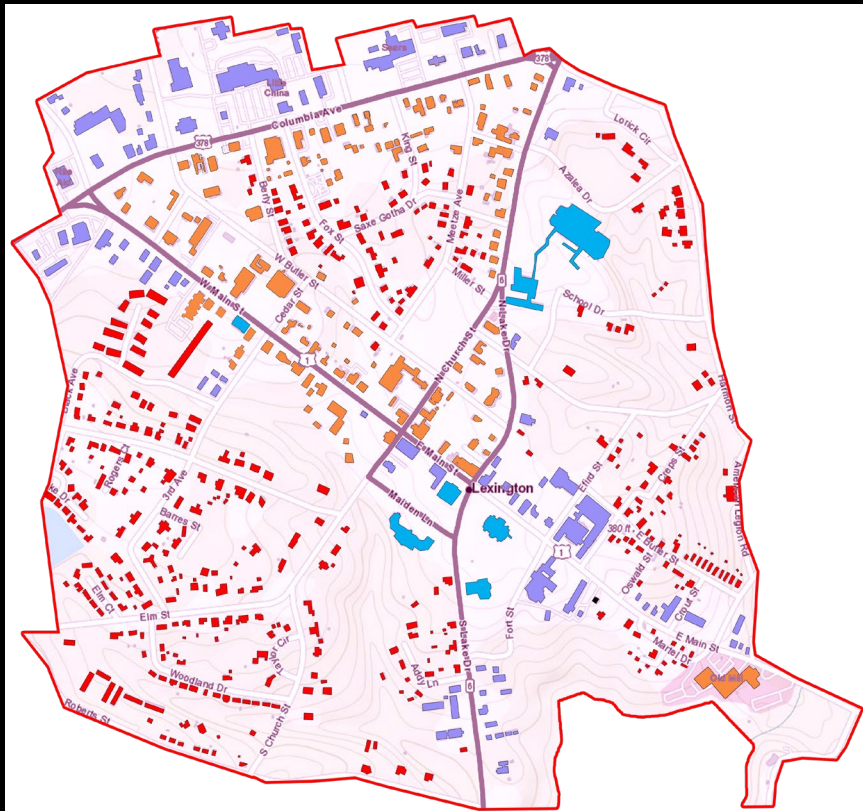
Create a new historic district along West John Street

LEXINGTON, SOUTH CAROLINA

Lexington was established as a town in 1861. It was initially called The Lexington Courthouse throughout the 19th century because it contained the only courthouse with few residences. The Columbia to Augusta Railroad and the construction of the **Lexington Tile Mill** in 1890 contributed to its rapid growth. Lexington continues to thrive due to its proximity to Columbia.



LEXINGTON DOWNTOWN

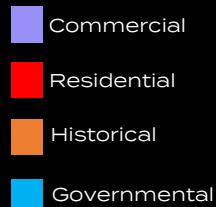


Challenges

- Blocks are too large and lack pedestrian friendliness.
- Adequate parking is lacking.
- Lacking 24 activity and there is not a definable urban core or sense of “there”.

Benefits

- The irregular street network in the historical triangle provides privacy between residential areas and commercial areas.
- The existing infrastructure is well-suited for the needs of Lexington. As the population grows, the town’s infrastructure efficiently handles the anticipated demands.



Downtown Districts



The Lexington Downtown District is broken up into 3 districts. The Historic District of downtown Lexington is also declared as the "Downtown Core" however, the "Downtown Core" begins at the lower entry to the historical district.

- **HISTORIC TRIANGLE**
- **DOWNTOWN CORE**
- **PARK ROAD**

WAXHAW, NORTH CAROLINA

Waxhaw is one of the oldest towns in Union County. In 1889, it began as a mill town but reinvented itself as a destination for antiques in the 1970s-1990s. Waxhaw is now becoming a vibrant and entertaining community with rapid growth due to its proximity to Charlotte's new interstate 485. **The Waxhaw Railroad** runs through downtown and is surrounded by two historic/iconic attractions: The Waxhaw Bridge and the Waxhaw Water Tower.



The map displays the town of Waxhaw, North Carolina, with a red line running diagonally from the top left to the bottom right, likely representing a major road or a boundary. The northern section of the map shows a grid of streets including W North Main St, W Price St, W South Main St, and W South Main St. The southern section shows a more irregular street layout with streets like W Price St, W South Main St, and W South Main St. The map also shows various buildings, including houses and commercial structures, and a large body of water in the bottom right corner.

- Railroad divides downtown and hinders pedestrian and vehicular connectivity to Main Streets on either side.

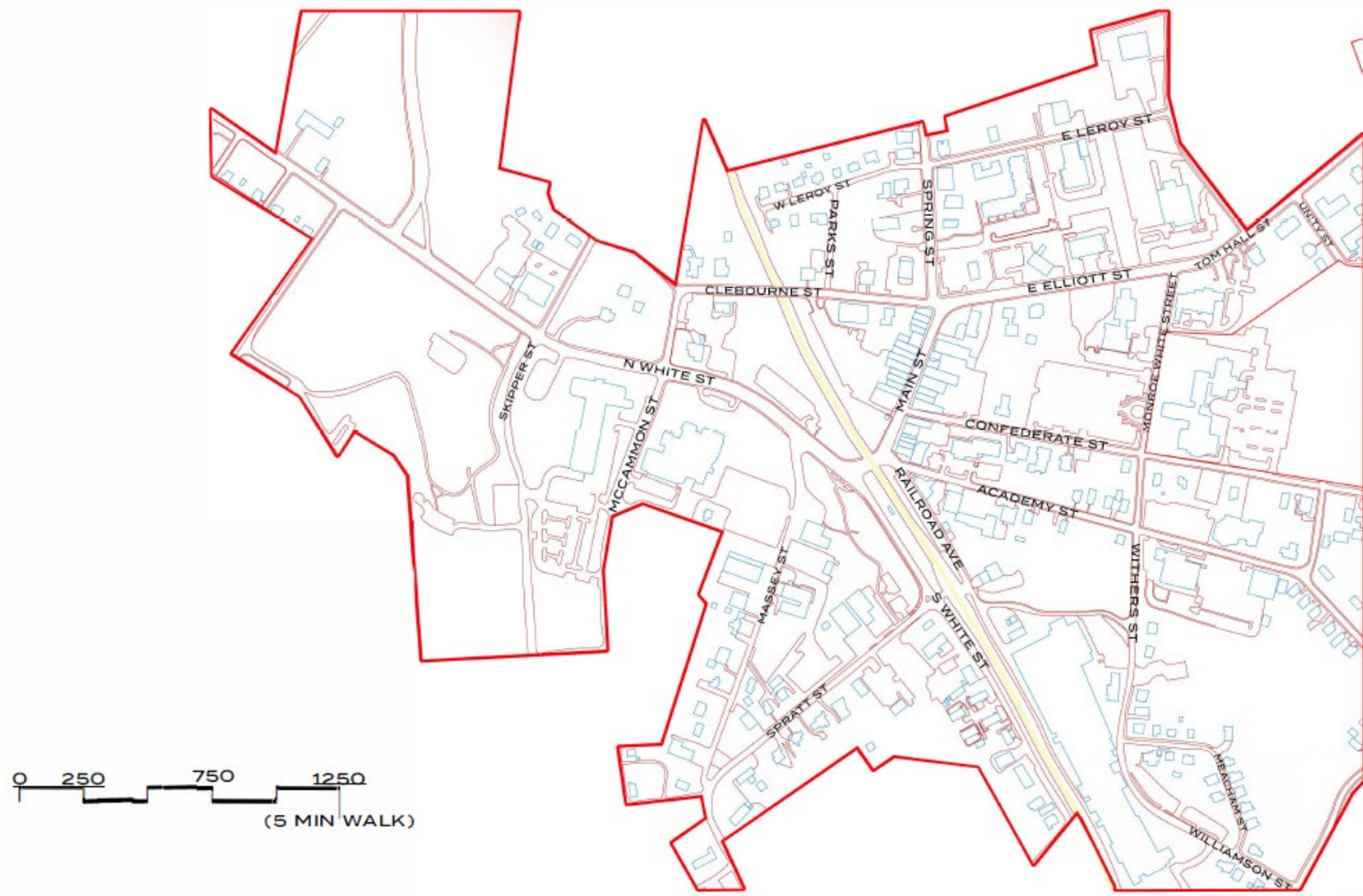
- Downtown Waxhaw has a strong, appropriately sized street grid, creating walkable connectivity between residential and commercial area.
- Strong street grid encourages new development
- Historic pedestrian bridge strengthens connectivity between Main Streets.
- Waxhaw has a strong sense of “there”.

Downtown Districts



The Majority of the Waxhaw Downtown District is called the "Historical District". The remaining areas are referred to as "Downtown."

- Downtown Core
- Historic District



PID DOWNTOWN FT. MILL STUDY
FORT MILL, SC

MASTER PLAN

13 APRIL 2021

oda.us.com | ODA ARCHITECTURE



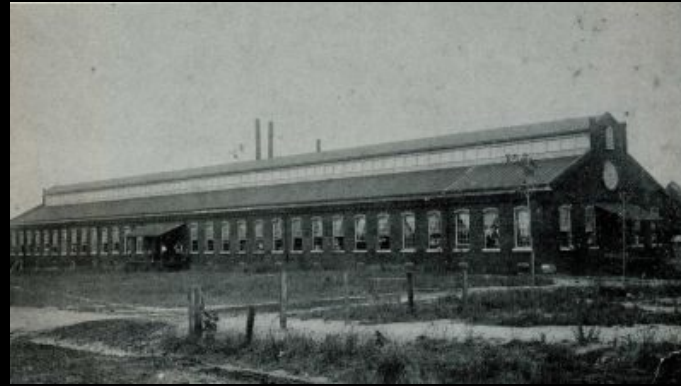
FORT MILL DOWNTOWN 2050

Challenges

Goals

FORT MILL, SOUTH CAROLINA

Fort Mill is one of the fastest growing municipalities in South Carolina. Established in 1811, Fort Mill's early economic development began with the **textile manufacturing industry** which had been thriving for more than 100 years. Today its growth is due to its close proximity to significant transportation routes, including the Catawba River, the prehistoric Nations Ford Road, railroad corridors, major interstates and the Charlotte Douglas International Airport. Fort Mill has been a desirable place to live and work for centuries, not only because of its thriving economy but because of its rich vernacular architecture and lifestyle. The railroad causes challenges with growth and connectivity to the south side of the urban core.





Red circle denotes a 5-minute walk from the Historic District.



Ardrey Hill • View from North White Street



Historic District • View of Main Street & Focal Buildings



Historic District • View of Brownstones & Park



Mill Hill • View of Spratt Street Extension Over Railroad



Mill Hill • View of Park & Commuter Train Stop



Example of Form-Based Zoning • Proposed at White Street





Carolina Thread Trail Extension

Highway 21 Bridge to Downtown Fort Mill

College of Business Administration, Winthrop University
BADM 381: Service Learning and Leadership

Prepared by:

Nicholas Moellman, Ph.D.

Danko Tarabar, Ph.D.

March 2022



BADM 381 Students

Economic Impact/Business Outreach Teams:

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Cooper Guest
Lucy Herpst
Ray Immerso
Nikki Mandakovic
Lauren Mosier*

*Taeyoon Oh
Morgan Redenburg
Colten Roberts
Conor Stephens
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Tyion Thomas*

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Sean Dougherty
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*Riley Peavey
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*Benjamin Grieser
William-Stewart Pittman
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Charena Myers
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*Makenna Dunn
Cierra Darville
Dean DePinto*

*Adalia Howze
Amber Stansell
Trey Wineglass*

Overview

Four areas of focus:

1. Economic impact.
2. Business outreach.
3. Feasibility.
4. Community outreach.



Carolina Thread Trail Extension through Downtown Fort Mill

*ECONOMIC IMPACT STUDY
FEASIBILITY STUDY
COMMUNITY OUTREACH STUDY*

EXECUTIVE SUMMARY



Nicholas Moellman, Ph.D.
Danko Tarabar, Ph.D.

December 2021

Economic Impact

- Types of Effects:
 - Direct Effect
 - Net expenditure generated on services/products
 - Indirect Effect
 - Revenue spent on operating expenses
 - Leakage occurs when dollars are spent
 - Induced Effect
 - Expenditure from employees supported by other forms of expenditure
- Creates a **multiplier effect**.



Economic Impact

Table III Employment, Output, and Local Tax Revenue Generate by Proposed Carolina Thread Trail Extension

Scenarios	Total Employment	Total Output	Tax Revenue
Average	92	\$7,160,853	\$548,925
Only ASCG	100	\$7,754,674	\$562,943
Only Riverwalk	81	\$6,329,543	\$544,905
Util. and Expend. Decreases 10%	59	\$4,582,946	\$351,312
Util. and Expend. Increases 10%	111	\$8,664,632	\$664,200
Utilization Decreases 20%	73	\$5,728,682	\$439,140
Weighted Toward Riverwalk	85	\$6,672,346	\$550,015
Weighted Toward ASCG	95	\$7,384,911	\$559,034
Weight. Toward Riverwalk Spend., ASCG Util.	89	\$6,993,340	\$576,475
Note: Tax Revenue includes sub-county, county, and state level tax revenue			

Table V One Time Effect of Trail Construction

Alignment	Total Employment	Total Output	Tax Revenue
Bronze Plan	10	\$1,622,615	\$43,242
Silver Plan	95	\$15,617,443	\$416,198
Gold Plan	81	\$13,436,164	\$358,068
Note: Tax Revenue includes sub-county, county, and state level tax revenue			

Economic Impact

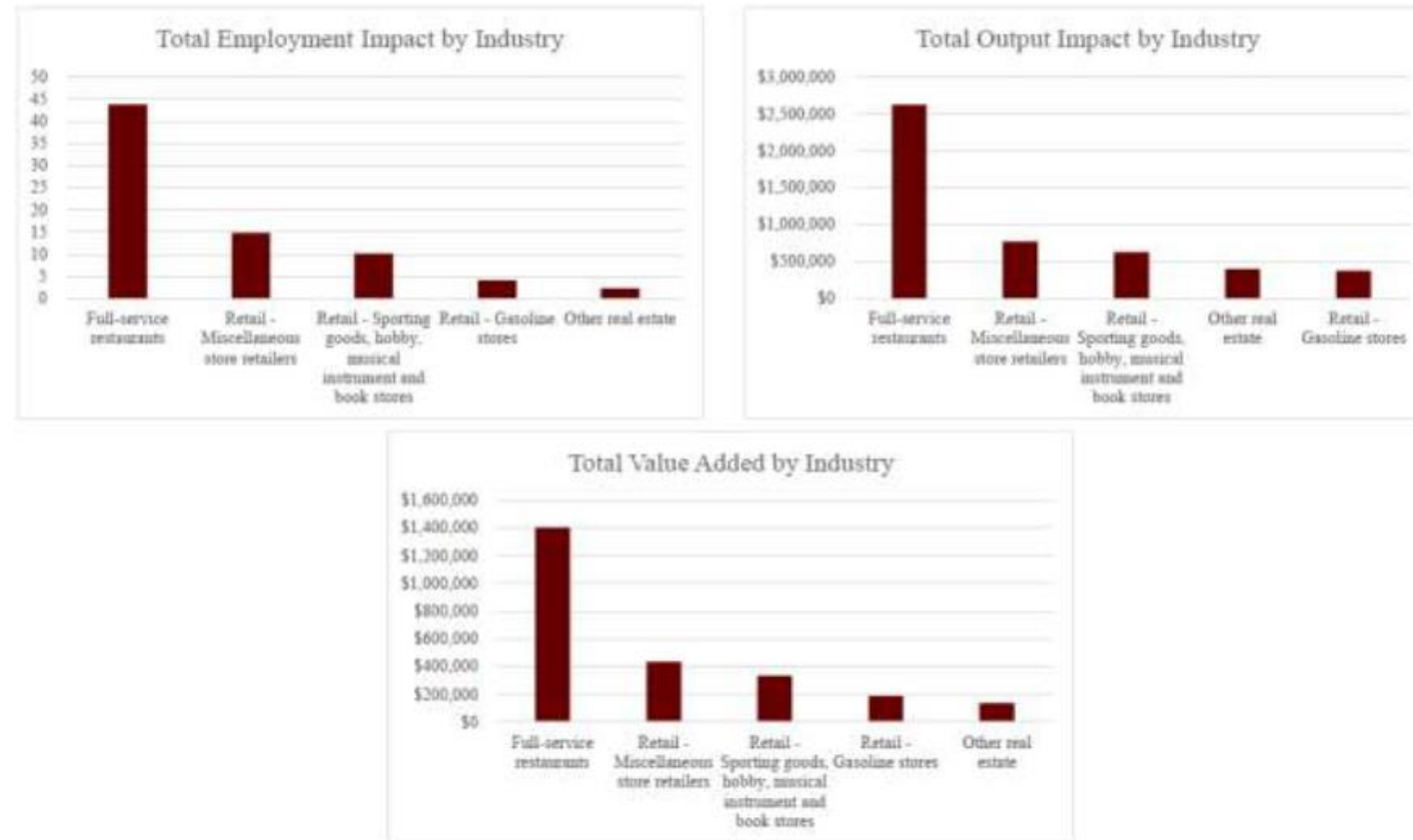


Figure III Effect by Industry



Business Outreach

- Small number of businesses surveyed.
- Near universal support for new trail alignment.
 - Increased foot traffic.
 - New partnerships with other businesses.
 - Growth opportunity.
- Concerns expressed-land ownership and easements, traffic, construction.
- *“Advantages of having a trail would bring more traffic if like-minded health conscious people into our are[a] and business! We’re here for it!”*

Business Partnership Opportunities

RESTAURANT & BREWRIES

TAKEOUT, DINE IN & DELIVERY
"insert popular menu items, QR
code to order ahead,
promotional deals, etc"

**Locally located
and ready to
serve you**

Call us at "company number"
or visit "company website"
to place your orders.


**ARE YOU
HUNGRY?**

The Thread Trail Extension supports local dining and giving back to the community. Please look below to find tasty restaurants near you.

"Insert top, locally rated"

"popular Ware and Breweries"

"Good place for large gatherings"

"Healthy restaurant"

"Good Place for Dining"

"Fine Dining"

Hours open:
x AM - x PM
Monday to
Sunday

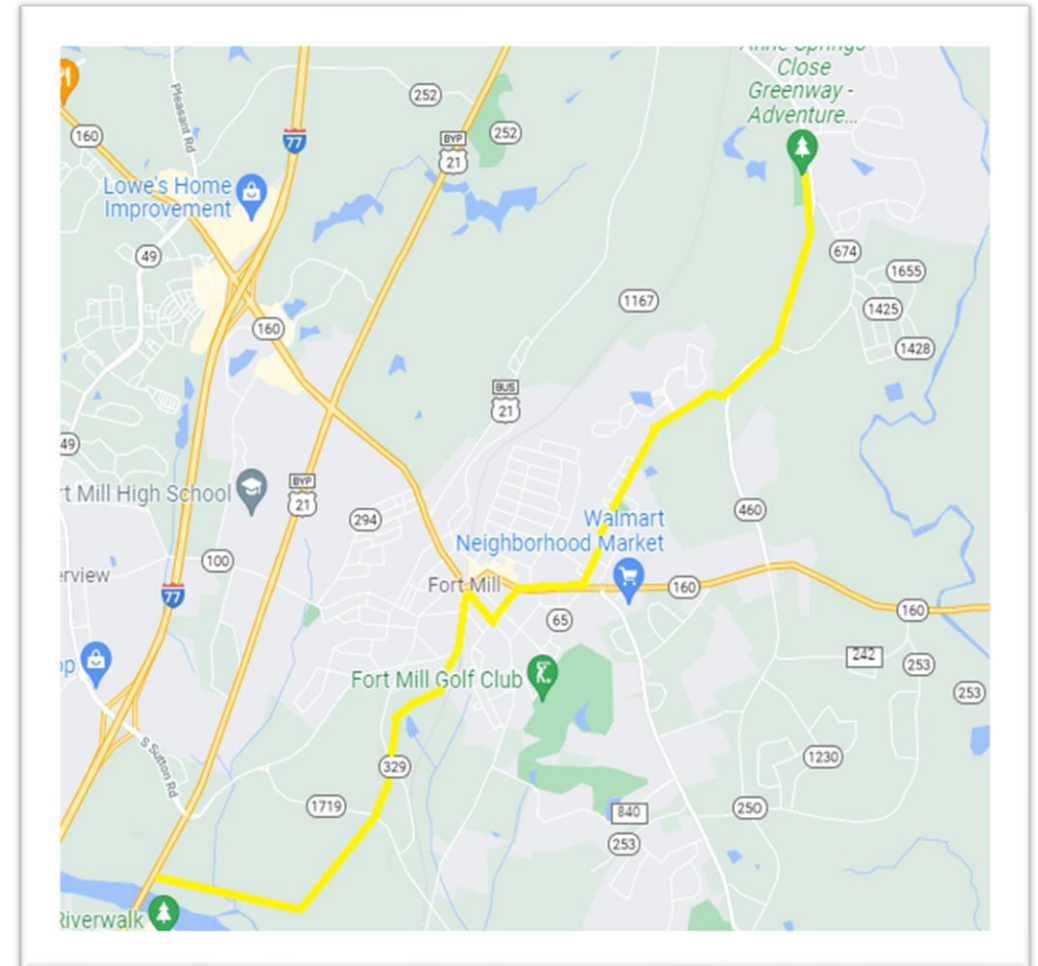
May 2022

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
						1
2	3 Cycle Shop launches riding group for summer	4 Z's Bakery bake stand	5	6 Five Oh Skate Shop skateboarding lessons	7 Springs Farmers Market stand 11-2	8 Mother's Day Sk sponsored by Fort Mill YMCA
9 Mother's Monday at Grapevine wine shop (20% discount)	10 4 AM Cycle Shop riding group	11	12 Crawling on Main Gift Shop Summer Sale	13	14 Springs Farmers Market stand 11-2	15
16	17 4 AM Cycle Shop riding group	18	19	20 Five Oh Skate Shop skateboarding lessons	21 Springs Farmers Market stand 11-2	22
23	24 4 AM Cycle Shop riding group	25 Wing eating contest at Wing King	26	27	28 Springs Farmers Market stand 11-2	29
30 Memorial Day	31 4 AM Cycle Shop riding group					

Recommended Trail Alignment

Gold Route:

- 5.66 miles long (3.68 miles to be constructed).
- Selected for providing an optimal scenic and safe path to Anne Springs Greenway with optimal exposure to businesses.
- Roughly 125 businesses within 0.5 mi of the trail.
- Encompasses Spratt St., 160 North, Academy St., Withers St., Tom Hall St., Steele St., Carolina Hwy, Springfield Pkwy.
- Recommended width: 10 to 12 feet. Minimum of 8 feet.





Cost of Materials and Construction

Table VI.1.a. Cost estimates for an 8-foot-wide trail.

<i>Gold Route - Low End Option</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	3.37mi = 17,793ft	\$30 per lin. ft.	\$533,790
Boardwalk	0.31mi = 1,636ft	\$160 per lin. ft.	\$261,760
			\$795,550
<i>Gold Route - High End Option</i>			
Type of material	Length	Cost per unit	Total cost
Asphalt	3.37mi = 17,793ft	\$350 per lin. ft.	\$6,208,650
Boardwalk	0.31mi = 1,636ft	\$160 per lin. ft.	\$261,760
			\$6,470,410
<i>Silver Route - Low End Option</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	3.94mi = 20,803ft	\$30 per lin. ft.	\$624,090
Boardwalk	0.31mi = 1,636ft	\$160 per lin. ft.	\$261,760
			\$885,850
<i>Silver Route - High End Option</i>			
Type of material	Length	Cost per unit	Total cost
Asphalt	3.94mi = 20,803ft	\$350 per lin. ft.	\$7,281,050
Boardwalk	0.31mi = 1,636ft	\$160 per lin. ft.	\$261,760
			\$7,542,810
<i>Bronze Route</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	5.3mi = 22,176ft	\$30 per lin. ft.	\$665,280
Boardwalk	0.14mi = 740ft	\$160 per lin. ft.	\$118,400
			\$783,680

Table VI.1.b. Cost estimates for a 12-foot-wide trail.

<i>Gold Route - Low End Option</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	3.37mi = 17,793ft	\$45 per lin. ft.	\$800,685
Boardwalk	0.31mi = 1,636ft	\$240 per lin. ft.	\$392,640
			\$1,193,325
<i>Gold Route - High End Option</i>			
Type of material	Length	Cost per unit	Total cost
Asphalt	3.37mi = 17,793ft	\$525 per lin. ft.	\$9,341,325
Boardwalk	0.31mi = 1,636ft	\$240 per lin. ft.	\$392,640
			\$9,733,965
<i>Silver Route - Low End Option</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	3.94mi = 20,803ft	\$45 per lin. ft.	\$936,135
Boardwalk	0.31mi = 1,636ft	\$240 per lin. ft.	\$392,640
			\$1,328,775
<i>Silver Route - High End Option</i>			
Type of material	Length	Cost per unit	Total cost
Asphalt	3.94mi = 20,803ft	\$525 per lin. ft.	\$10,921,575
Boardwalk	0.31mi = 1,636ft	\$240 per lin. ft.	\$392,640
			\$11,314,215
<i>Bronze Route</i>			
Type of material	Length	Cost per unit	Total cost
Crushed concrete	4.2mi = 22,176ft	\$45 per lin. ft.	\$997,920
Boardwalk	0.14mi = 740ft	\$240 per lin. ft.	\$117,600
			\$1,175,520

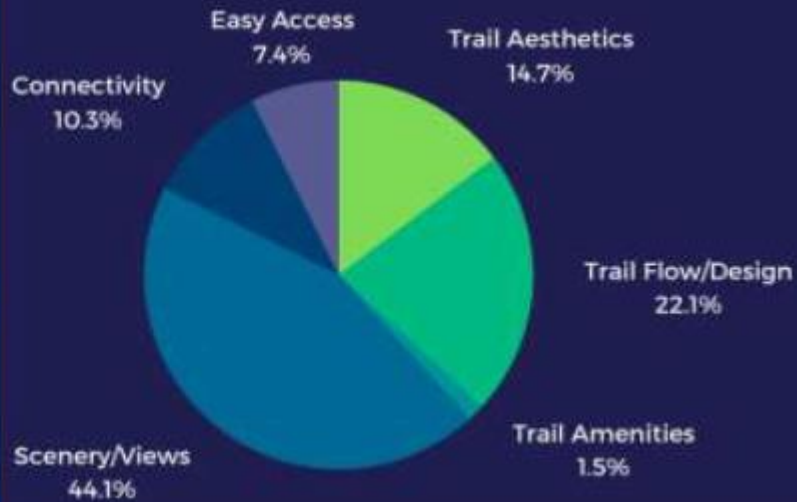


Cost of Amenities

Variable Costs	Estimates Price	Unit Quantity	Cost Per Unit	Cost Percentage
Trail Amenities				
Bollard lights	\$104,993.00	700	\$149.99	17.42%
Drinking Fountains	\$30,376.00	8	\$3,797.00	5.04%
Trash Receptacles	\$46,349.28	12	\$3,862.44	7.69%
Pet Waste Disposal	\$749.97	3	\$249.99	0.12%
Cigarette Receptacles	\$410.72	4	\$102.68	0.07%
Trail Signs	\$2,000.00	100 batch x 2	\$1,000.00	0.33%
Trail Markers	\$3,000.00	100 batch X 3	\$1,000.00	0.50%
Benches	\$15,000.00	12	\$1,250.00	2.49%
Parking Lot - (100 spaces)	\$400,000.00	1	\$400,000.00	66.35%
Handicap Ramps		(as needed) 0	\$1,500-2,500	0.00%
Total	\$602,878.97			100.0%

Community Outreach

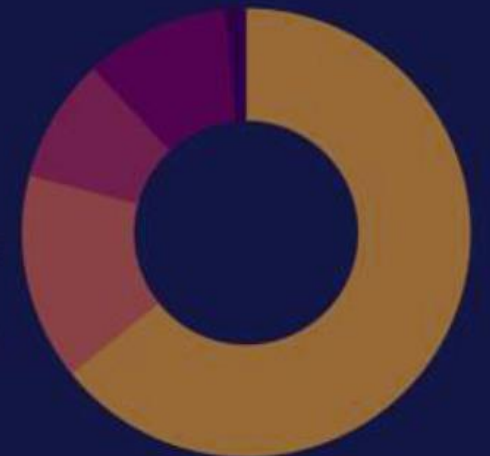
WHEN ASKED
WHAT
FEATURES
YOU VALUE
MOST IN A
TRAIL,
RESPONDENTS
SAID...



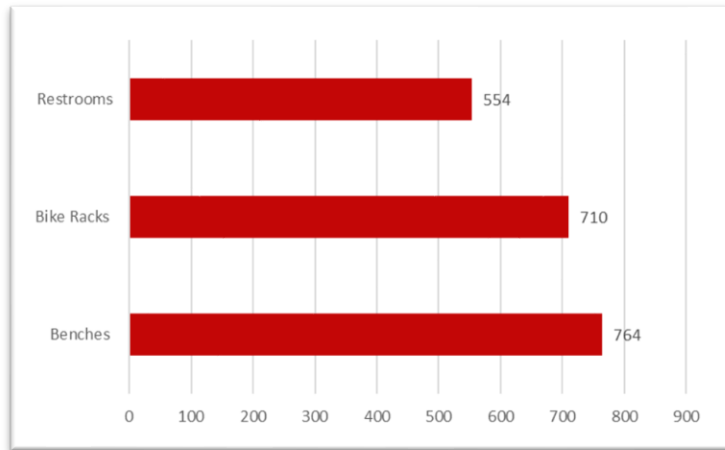
- 55.9% OF RESPONDENTS USE TRAILS ON WEEKENDS
- 35.3% OF RESPONDENTS USE TRAILS ON WEEKDAYS
- 8.8% OF RESPONDENTS USE TRAILS ON BOTH WEEKENDS AND WEEKDAYS



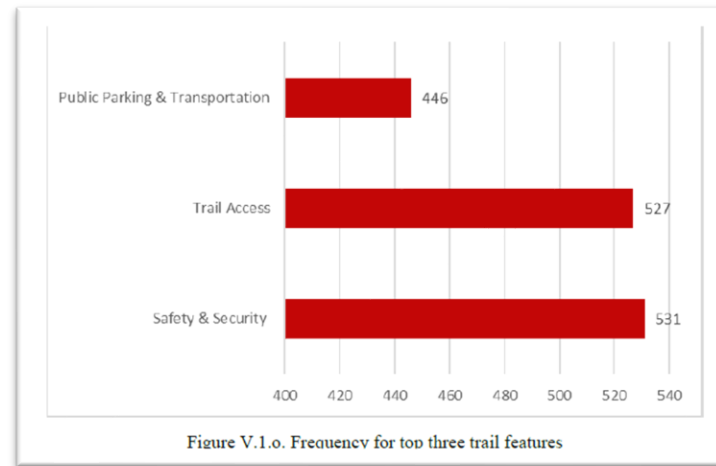
- 63.2% OF RESPONDENTS USE TRAILS FOR WALKING/ HIKING
- 14.7% OF RESPONDENTS USE TRAILS FOR JOGGING/RUNNING
- 10.3% OF RESPONDENTS USE TRAILS FOR BIKING
- 8.8% OF RESPONDENTS USE TRAILS FOR WALKING PETS
- 1.5% OF RESPONDENTS USE TRAILS FOR ROLLERBLADING



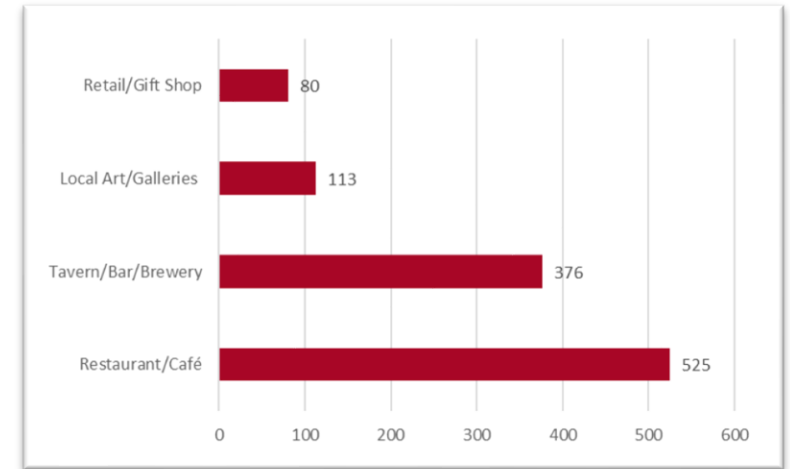
Community Outreach



(a)



(b)



(c)

Top three desired trail (a) amenities, (b) features, (c) attractions.



Trail Desirability

- When shown the original trail alignment proposal from 2008, the survey respondents rated it at 4.5 on a scale of 1 (very low) to 5 (very high).
 - We find statistical evidence that ratings **increase** in the frequency of trail usage, having children/family, and among those who primarily bike and run (relative to walking and hiking).
 - **We find no evidence** that trail ratings depend on one's income, employment status, education, age, sex, or whether the respondent is from Fort Mill.
- Typical respondent has a college degree, lives in a three-person household with an annual income of over \$100,000, lives in Fort Mill, cares about trail safety, and is more likely to use the trail when it is closer to home.
- 95% of survey respondents (N = 648) states they are likely or very likely to drive 10-15 minutes to enjoy a great outdoor experience.
- Primary demand from “casual” users, but also significant demand for intensive (athletic) use.

Conclusion

- Substantial increase in economic activity due to trail construction.
- Many opportunities for business and not-for-profits partnerships.
- Construction challenges exist, but options are available.
- Substantial latent demand for more trail options, especially among athletic individuals.



Thank you!

Acknowledgments:

- Town of Fort Mill
- Fort Mill Economic Partners
- Winthrop University CBA
- Duke Energy
- Bret Baronak and the Carolina Thread Trail
- John Gordon, Elizabeth Bowers, and the Anne Springs Close Greenway
- David Swenson and York County Economic Development
- Scott Brown and Blue Ridge Trail Works

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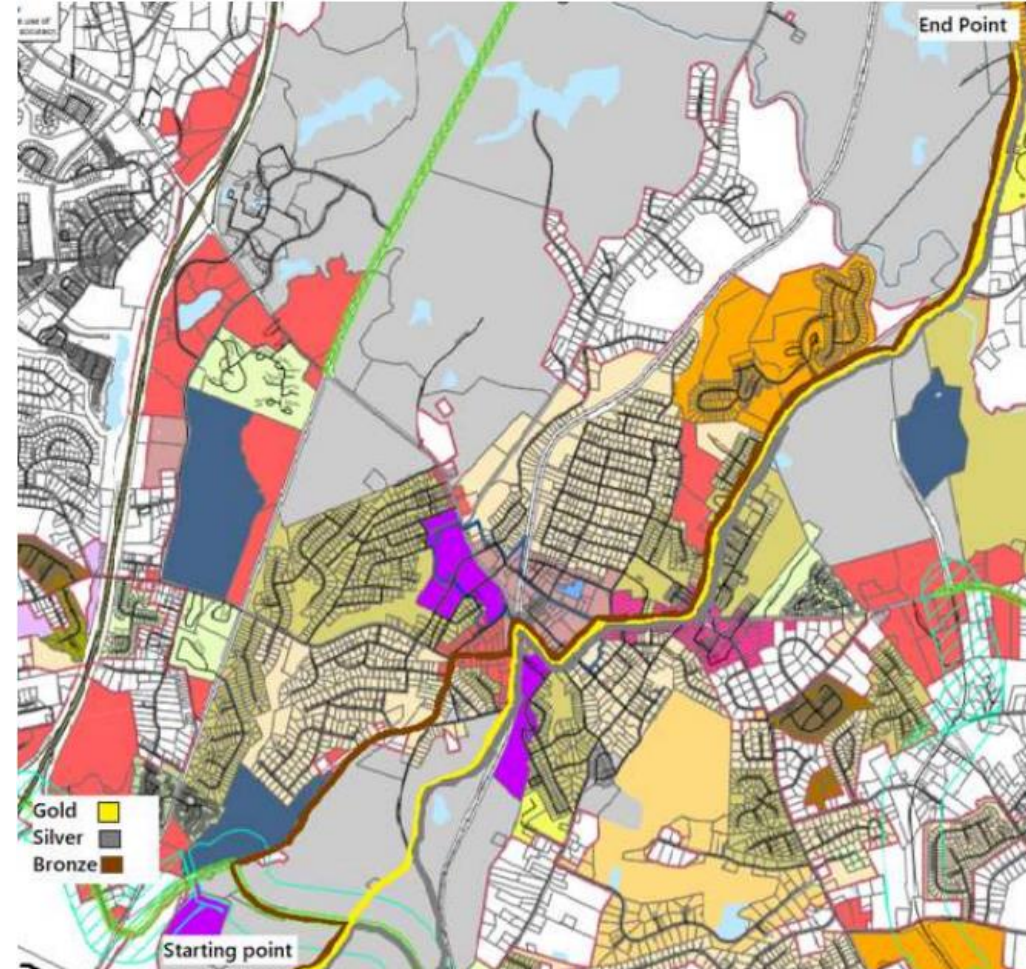
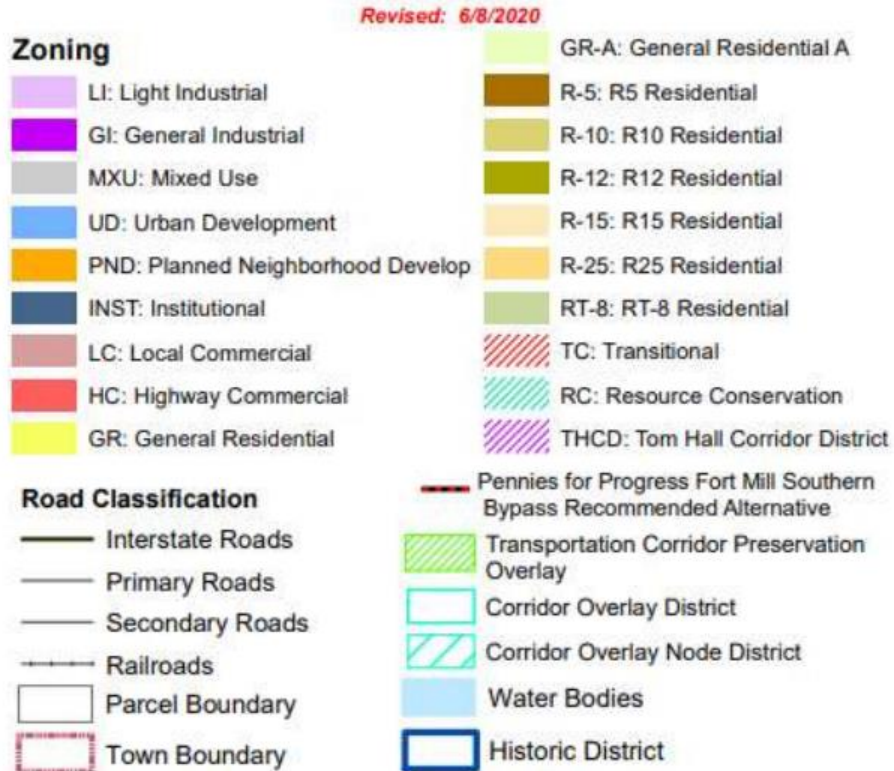
Addendum

Cost of Maintenance

Type of treatment	Cost per mile	Suggested Frequency
Minor crack sealing	\$1,600	Every 4 years
Major crack sealing	\$4,800	Every 4 years
Hand patching	\$300	As needed
Machine patching	\$3,075	As needed
Fog sealing	\$1,100	Every 8 years
Plant mix surfacing overlay	\$29,500	Every 25 years

Type of treatment	Cost per path mile	Suggested Frequency
Path evaluation	\$2.30	As needed
Mowing (5 feet either side)	\$40	As needed
Cleaning drainage structures	\$51	As needed
Sweeping and cleaning	\$85	Twice per year

Addendum



Three potential alignments with zoning map.



Meeting Information	
Meeting Type	Town Council
Meeting Date	March 28, 2022

Request Summary					
Request Type		Action (Old Bus.)	X	Action (New Bus.)	Info/Discussion
		Public Hearing		Executive Session	Other

Case Summary					
Case Type		Annexation		Rezoning	X Text Amendment
		Subdivision Plat		Appearance Review	Other

Title

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 24, COD/COD-N CORRIDOR OVERLAY DISTRICT; SUBSECTION 12, SIGNS; SO AS TO DELETE POLE SIGNAGE; ARTICLE III, SIGNS; SO AS TO AMEND THE REQUIREMENTS FOR TEMPORARY SIGNAGE AND TO DELETE POLE SIGNAGE; ARTICLE VI, ADMINISTRATION, ENFORCEMENT, PENALTIES, AND FEES; SUBSECTION 4.3(E); SO AS TO AMEND THE CONSECUTIVE DAY LIMIT AS TO REFLECT CHANGES MADE IN ARTICLE III; AND, TO PROVIDE OTHER MATTERS RELATING THERETO

Background Information

Background

Due to an increase in development and marketing opportunities staff has seen an influx in promotional temporary signage within the Town limits. Many of these signs are illegal under the current zoning ordinance but a need to strengthen the code to make it more concise regarding the problem areas was identified by staff. These areas primarily include subdivision directional signs along with other temporary promotional signs. Staff has received numerous complaints relating to these issues. Examples of these types of signs have been included in the packet.

Discussion

This text amendment would primarily:

- Remove pole signs as an allowable sign. Staff has not permitted a new pole sign in quite some time as ground/monument signage is much preferred, but they are allowed under the current code in some zoning districts.
- Delete language that allows for off premise real estate directional signage. The current section of the ordinance that bans off-premise signage adds a caveat that allows for off-premise real estate

directional signage. This creates a loophole that can create an issue for staff during enforcement.

- Include yard sale signage in the “signs allowed without a permit” section of the ordinance. Yard sale signs are minor in nature and the current staff has never received an application for a yard sale sign.
- Amend real estate accessory signage, such as for open houses, and add to the “signs allowed without a permit” section of the ordinance. Staff does realize the need for a real estate accessory sign on occasion but also added language to limit the size, number, and location of such signs as to not clutter intersections in Town with no relation to the property.
- Include election signage in the “signs allowed without a permit” section of the ordinance. The conditions provided have been tailored to give candidates ample time and visibility opportunities during election season while also maintaining a high aesthetic standard throughout Town.
- Include feather flags in the “signs allowed without a permit” section of the ordinance. Feather flags are currently not allowed but Town leaders have expressed an interest in allowing this type of signage as identification markers for churches and businesses across Town.
- Reduce the number of temporary subdivision signs allowed to one per project entrance. One temporary subdivision sign per project entrance gives developers ample ability to identify and advertise their product.
- Reduce the duration, size, and number of temporary promotional signs allowed. Currently there is not a cap on the number of temporary promotional signs a property can have at one time and the duration is 60 days, twice a year, which could result in signs being up for one third of every year.

Staff believes that the approval of this amendment will:

- Strengthen vague language as it pertains to temporary signage while still providing businesses and other uses within the community reasonable identification for new projects/promotions.
- Alleviate the Town from becoming marred by an excessive number of oversized and poorly designed signs that could ultimately adversely affect residential and business properties throughout the community.
- Give staff the ability to better enforce the signage code while also giving prospective sign applicants more precise language as to what is allowed.

Alternatives	
1.	Approve first reading of the ordinance
2.	Approve first reading of the ordinance with modifications
3.	Deny first reading of the ordinance

Staff Contact	
Name & Title	Penelope Karagounis, Planning Director
Department	Planning Department
Date of Request	7/10/2021

Legislative History	
Planning Commission	7/20/2021 – Recommended Approval by a vote of 5-0
First Reading	8/9/2021 Deferred to Discussion Item. First Reading: 3/28/2022
Public Hearing	4/11/2022
Second Reading	4/11/2022
Effective Date	Upon adoption

Attachments

- Draft Text Amendment Ordinance (REDLINE)
- Draft Text Amendment Ordinance (CLEAN)

Redline Ordinance

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2022-___

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 24, COD/COD-N CORRIDOR OVERLAY DISTRICT; SUBSECTION 12, SIGNS; SO AS TO DELETE POLE SIGNAGE; ARTICLE III, SIGNS; SO AS TO AMEND THE REQUIREMENTS FOR TEMPORARY SIGNAGE AND TO DELETE POLE SIGNAGE; ARTICLE VI, ADMINISTRATION, ENFORCEMENT, PENALTIES, AND FEES; SUBSECTION 4.3(E); SO AS TO AMEND THE CONSECUTIVE DAY LIMIT AS TO REFLECT CHANGES MADE IN ARTICLE III; AND, TO PROVIDE OTHER MATTERS RELATING THERETO

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. The Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by Districts; Section 24, COD/COD-N Corridor Overlay District; Subsection 12, Signs; is hereby amended to read as follows:

12) Signs

A) Freestanding signs.

- 1) Freestanding identification signs for nonresidential and multi-family uses are permitted along the Corridor in accordance with the following standards, which shall supersede the standards of the underlying zoning district for freestanding signs:
 - (a) No parcel with less than 50 feet of frontage on the Corridor shall be permitted to have a freestanding sign. Wall-mounted signs shall be permitted in such instances.
 - (b) Parcels with 50 to 200 feet of frontage on the Corridor may be permitted to have one freestanding sign.
 1. Maximum height: 4 feet
 2. Maximum sign face area: 0.5 square feet per 2 linear feet of frontage, up to a maximum sign area of 30 square feet (total)
 3. Minimum setback from right-of-way: 5 feet
 - (c) Parcels with more than 200 feet of frontage on the Corridor may be permitted to have up to two free standing signs.
 1. General provisions:
 - a. Maximum height: 7 feet
 - b. Maximum sign face area (total): 50 square feet
 - c. Minimum setback from ROW: 5 feet
 2. Special provisions for unified, nonresidential, multi-tenant developments:
 - a. Unified development signs that identify only the development shall be permitted. Within the same maximum sign face area, individual tenants or

establishments may also be identified. Separate freestanding signs identifying individual tenants or establishments shall not be permitted in conjunction with the unified development signs.

- b. Each permitted sign shall conform to standards set forth for freestanding signs except that, if the street frontage of the unified development exceeds 300 feet, such standards may be modified as follows:

- i. Maximum height: 22 feet in height above the grade of the frontage street
- ii. Maximum sign face area: 250 square feet per side
- iii. Minimum setback from ROW: 10 feet
- iv. Minimum separation between signs: 350 feet

- (d) Internal lighting of signs, neon, LED, and flashing signs shall not be permitted along the Corridor, except that up to 20% of the actual sign face may be utilized for LED display of public service messages such as time, temperature, or gas prices, in instances where LED signs are permitted within the underlying zoning district. Such signs shall be subject to all other requirements pertaining to LED signs within the appropriate underlying zoning district, as provided in article III. Any public use (including schools) which contains at least 2,000 linear feet of road frontage along the corridor shall be permitted to have one electronic changeable message sign (LED), provided the sign shall comply with all other requirements pertaining to LED signs within the appropriate underlying zoning district, as provided in article III.

- (e) Building floodlighting shall not be permitted, except in COD-N.

B) ~~Pole signs~~ RESERVED.

- 1) ~~Only parcels that lie wholly or in part within 150 feet of the Interstate 77 right of way shall be permitted to utilize pole signs, per Article III, Sec. 14. Pole signs shall be prohibited on all other parcels along the Corridor not meeting this requirement.~~

C) Wall mounted signs.

- 1) Wall mounted signs shall be permitted per Article III, Sec. 16.

D) Temporary signs.

- 1) The provisions of this subsection shall not apply to temporary signs permitted per Article III, ~~Sec. 17~~.

E) All other applicable sign standards pertaining to freestanding signs per Article III shall apply along other street frontages.

SECTION II. The Zoning Ordinance for the Town of Fort Mill; Article III, Signs; is hereby amended to read as follows:

ARTICLE III. - SIGNS

Sec. 1. - Scope of regulations.

The regulations herein set forth shall apply and govern in all districts. No sign shall be erected or maintained unless it is in compliance with the regulations of this section and Chapter 23 of the Standard Building Code.

Sec. 2. - Definitions.

- 1) *Sign*: The term "sign" shall mean and include every sign, billboard, poster panel, freestanding ground sign, roof sign, projecting sign, pylon sign, illuminated sign, sign painted on a wall, window, marquee, awning or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration, or insignia used to advertise or promote the interests of any person when the same is placed in the view of the general public, traveling along a public street right-of-way.
- 2) *Freestanding sign structure*: A freestanding sign structure may contain a sign or signs on one side only or it may be a V-shaped structure or one containing signs back-to-back. A freestanding sign structure is one sign.
- 3) *Sign area*: In the case of freestanding signs, sign area consists of the entire surface area of the sign on which copy could be placed. Where a sign has two faces back-to-back, the area of only one face shall be considered the sign surface area. The supporting structure or bracing of a sign shall not be counted as a part of the sign's surface area. The sign surface area of a freestanding sign shall not exceed 100 square feet.
- 4) *Business identification sign*: A business identification sign is a sign that contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there. Not more than one-third of the area of a business identification sign may be devoted to commodity or service advertising.
- 5) *Pylon sign*: A business identification pylon sign erected on a single pole or multiple poles which contains only the name or the nature of the business conducted on the premises on which it is located.
- 6) *Illuminated signs*: When artificial illumination techniques are used in any fashion to project the message on a sign, that sign shall be an illuminated sign.
- 7) *Off-premises signs*: A structure which advertises, attracts attention to, or directs persons to a business activity located on other than the premises where the structure is erected. Nationally advertised products or services shall not be deemed to be located on or carried on at the premises of local retail outlets or branch offices. ~~This definition shall not include real estate directional signs.~~
- 8) *Temporary signs*: Any portable advertisement display that directs or attracts public attention to a specific event, product sold or service offered by the beneficiary of such display. Such signs include but are not limited to the following:
 - A) Signs made of paper, cloth polyethylene film or other similar material;
 - B) Signs that are not permanently affixed to the ground or a building surface in a manner approved by the building inspector;

- C) Trailer signs;
 - D) Portable signs;
 - E) Banners, flags, or other similar devices.
- 9) *Freestanding signs*: Freestanding signs are supported from the ground by a structure and are not attached to a building. There are two types: a pole sign and a ground sign. Their principal purpose is establishment identification.
 - 10) *Pole sign*: A pole sign is elevated high above ground level, typically on a pole or other structure.
 - 11) *Ground signs*: Ground signs are low to the ground and are typically used to identify large buildings, institutions, and real estate developments.
 - 12) *Merchandising signs*: Merchandising signs identify products or services available at an establishment and their prices. It shall be mounted to the structure of a pole sign or to other freestanding sign structure, and shall not be placed on a moveable frame or wheels.
 - 13) *Wall signs*: Wall signs are attached to the wall of a building and project out from such walls no more than 14 inches. The area of a wall sign includes that area within a continuous line enclosing all letters and graphic symbols of the sign.
 - 14) *Unified development signs*: Signs for unified developments, such as shopping centers, office parks, etc., should identify only the development, not individual tenants or establishments.
 - 15) *Sign, electronic changeable copy*. A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays.
 - 16) *Sign, electronic graphic display*. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
 - 17) *Sign, multi-vision*. Any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.
 - 18) *Sign, video display*. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.
 - 19) *Feather flags*: a vertical portable temporary sign that contains a pole or staff driven into the ground for support or supported by means of an individual stand, with a flexible fabric attached.

Sec. 3. - General provisions.

The following regulations shall apply to all permitted signs in the area of jurisdiction of the Fort Mill Planning and Zoning Commission:

- 1) A permit shall be required for the erection, alteration, or reconstruction of any sign, unless otherwise noted, which shall be issued by the zoning administrator in accordance with article IV of this ordinance. The fee schedule for such permits shall be established by the town council during the adoption of the annual budget ordinance.
- 2) Signs shall be constructed of durable materials, maintained in good condition and not permitted to become dilapidated.
- 3) All signs located on sites abutting federal or state highway rights-of-way shall conform to all applicable federal and state regulations. In instances where the sign control provisions of this ordinance are more strict, then this ordinance shall apply.

Sec. 4. - Prohibited signs.

The following types of signs shall be prohibited within the corporate limits of the Town of Fort Mill:

- 1) Signs resembling or imitating traffic and/or warning signals. No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles nor shall any sign use the words "stop", "danger", or any other word, phrase, symbol, or character in a manner that might mislead or confuse an automobile or other vehicular driver.
- 2) Signs on roadside appurtenances. Signs attached to or painted on utility poles, trees, parking meters, bridges, overpasses, rocks, other signs, benches, refuse containers, the roofs of buildings, etc., unless specifically allowed elsewhere in this chapter.
- 3) Projecting signs. Projecting signs from any building or structure, except in GI, LC and HC zoning districts, provided:
 - a. Such signs shall not exceed 12 square feet in area;
 - b. Such signs may not extend more than three feet from the facade to which they are attached;
 - c. Such signs shall not impede the movement and/or visibility of pedestrians, bicyclists and/or motor vehicles;
 - d. No such sign shall be permitted which encroaches into a public right-of-way without first obtaining an encroachment permit from the appropriate granting authority; and
 - e. No more than one projecting sign shall be permitted for any place of business.
- 4) Off-premises signs. General advertising signs and billboards that advertise a commodity or service not available on the premises on which the sign is erected are considered off-premises signs.
- 5) Roof signs. Roof signs or portions of other signs that extend above the highest elevation in a roof.
- 6) Portable signs. Signs mounted on wheels or other portable framework and other moveable signs except as permitted in article III, section 6, subsection 8).
- 7) Animated/flashing signs and signs of illusion. Signs displaying blinking, flashing, or intermittent lights, or animation, moving parts, or signs giving the illusion of movement, unless specifically allowed elsewhere in this chapter.
- 8) Abandoned signs and sign structures. Signs that advertise an activity or business that is no longer conducted on the property on which the sign is located. Such signs or sign structures must be removed within 30 days of becoming an abandoned sign or sign structure.

- 9) Pennants, streamers, balloons, etc. Signs containing or consisting of pennants, ribbons, streamers, balloons, or spinners.
- 10) Signs obstructing access. Signs that obstruct free ingress or egress from a driveway, or a required door, window, fire escape, or other required exit-way.
- 11) Signs located in the right-of-way. All signs located in the right-of-way, unless specifically allowed elsewhere in this chapter. This shall exclude any sign erected by the town or other public agency that is qualified to install any such sign within a right-of-way for directional, informational, or public safety purposes.
- 12) Inflatable signs or balloons.
- 13) Electronic graphic display signs.
- 14) Multi-vision signs.
- 15) Video display signs.
- 16) Pole signs.

Sec. 5. - Signs for which a permit is not required.

- B) permit is not required for the following type of signs in any zoning district:
- 1) Traffic, directional, warning, or information signs authorized by any public agency.
 - 2) Official notices issued by any court, public agency, or officer.
 - 3) One nonilluminated "For Sale", "For Rent", or "For Lease" sign not exceeding six square feet in area in residential districts and twenty square feet in other than residential districts and located no less than ten feet back from the street right-of-way line, unless attached to the front wall of a building.
 - 4) Permitted home occupation signs, under the regulations set forth in article I, section 7, subsection F.7).
 - 5) Yard sale signs cannot be posted more than two days prior to the sale and must be removed on the day of the sale. Sales must be limited to two days.
 - 6) One nonilluminated real estate accessory sign, such as to advertise open house, displayed during business hours, not more than six square feet. Sign must be located on the site of the property for sale, and one additional sign may be located at the subdivision entrance.
 - 7) Election signs, provided:
 - a. Such signs shall not be located on public property or in the public right-of-way and must be confined wholly to placement on private property, with permission of the property owner.
 - b. Such signs shall not be placed earlier than 60 days prior to the election to which they apply and must be removed within 7 days after the election.
 - c. Such signs shall not exceed 6 square feet in area and shall not exceed a height of 4 feet.
 - 8) Feather flags, provided they do not exceed 12 feet in height, and there are no more than 2 per building entrance.

Sec. 6. - Regulations applying to specified types of signs.

The following regulations apply to the following specified types of signs:

- 1) Signs on work under construction: One nonilluminated sign, not exceeding forty square feet in area, displaying the name of the building, the contractors, the architects, the engineers, the owners, the financial, selling, and development agencies, is permitted

upon the premises of any work under construction, alteration or removal. Such sign shall be removed from the site ~~upon~~ within 30 days after the completion of the project.

- 2) Temporary subdivision signs: Temporary signs, not exceeding forty square feet in area, announcing a land subdivision development, are permitted on the premises of the land subdivision. They shall be set back not less than ten feet from the right-of-way of any street or from any boundary line of the land subdivision. Such signs ~~shall be spaced not less than three hundred feet apart~~ are limited to a maximum of one per project entrance. They shall be removed when seventy-five percent of the lots are conveyed.
- ~~3) Open house/special promotion real estate directional signs may be erected for one 36-hour period one time per week. There may be three such signs for one piece of property.~~
- ~~4) Routine real estate directional signs shall be limited to three for one piece of property. Only one such sign per firm shall be permitted at any given intersection. These signs are to be removed within 48 hours after closing of the property for which the signs were used.~~
- ~~5) All off-premises real estate directional signs shall be used only for properties for sale, not for properties for rent or lease.~~
- ~~6) Yard sale signs cannot be posted more than two days prior to the sale and must be removed on the day of the sale. Sales must be limited to two days. Permits are limited to four per year.~~
- ~~7) 3) Temporary signs including promotional signs, displays, banners, etc. Temporary signs, displays, banners, etc., are allowed in commercial districts providing the following requirements are met: Temporary promotional signs are allowed provided the following requirements are met:~~
 - A) A sign permit is required for all temporary signs. A responsible individual shall make application for a sign permit in writing on a form provided by the town, with such being reviewed and approved by the town building official before any temporary outdoor sign, ~~display, banner, etc.~~, is installed, erected, and/or displayed.
 - B) That advertising of the above description may be displayed for no more than ~~60~~ 30 days for a specific promotion.
 - C) An organization or individual may apply for only two temporary sign permits within a calendar year and there shall be at least 30 days' lapse from the end of one permit until the start of the second.
 - C) D) A maximum of one sign not exceeding six square feet in area is allowed per permit.
 - ~~D) Civic, religious, and other nonprofit community organizations may be allowed with permission of the town manager, to erect and/or otherwise display signs, banners, etc., on or over town property, causeway, walkways, etc., provided, that such material is neither controversial nor offensive; that the activity or concern advertised is of community interest; and that any erection across a public street, causeway, walkway, etc., shall be done by a licensed, bonded, and insured party.~~
 - E) Materials erected or displayed shall be of a quality, size, and nature so as not to cause litter, hazard, obstruction, or unreasonable distraction.
 - F) All such signs, ~~banners, displays, etc.~~, shall remain the responsibility of the owner, advertise, and/or sponsoring group and any damage, injury, and/or expense incurred by the town or its personnel shall be borne by same.

- G) Upon becoming damaged or deteriorated, such signs, ~~banners, displays, etc.~~, shall be immediately removed.

Sec. 7. - Sign illumination.

- 1) Illumination devices shall be so placed and so shielded that rays therefrom or from the sign itself will not be directly cast into any residential district or sleeping room in any district or the eyes of an automobile or vehicle driver.
- 2) No flashing lights are permitted on any sign. Internal or flood lighting is permitted as long as the lighting consists of only yellow or white light.

Sec. 8. - Height limitations.

No signs, except as otherwise specified, shall exceed the height limit of the district in which they are located. The height of a freestanding sign shall not exceed 24 feet.

Sec. 9. - Signs permitted in front yard, side yard, and rear yard limitations.

Except as otherwise specifically provided, no sign shall be erected within the front yard setback, side yards or rear yards required for all buildings and structures in the district.

Sec. 10. - Signs permitted in residential districts.

The following types of signs are permitted in R-25, R-15, R-10, and GR districts:

- 1) One nonilluminated professional or business name plate not exceeding two square feet in area mounted flat against the wall of a building in which there is conducted a permitted home occupation.
- 2) For multiple-family dwellings, hotels, group dwellings, and for buildings other than dwellings, a single nonilluminated business identification sign or bulletin board not exceeding six square feet in area. Such sign or bulletin board shall be set back not less than ten feet from any street right-of-way line, unless attached to the front wall of a building.
- 3) Temporary subdivision signs, under the provisions set forth in section 6, subsection 6) of this article.

Sec. 11. - Signs permitted in commercial and industrial districts.

The following types of signs are permitted in commercial and industrial districts:

- 1) All signs permitted in residential districts are permitted in commercial and industrial districts.

Sec. 12. - Administration and enforcement.

Sign regulations, as set forth in this section, shall be administered under the provisions of article VI.

Sec. 13. - Ground signs.

Ground signs are low to the ground and are typically used to identify large buildings, institutions, and real estate developments.

- 1) Maximum height. Eight feet above normal ground level.
- 2) Maximum number. One for each street frontage except in the case of a real estate development, in which case two are allowed, one on either side of the main entry way street.

- 3) Maximum area. Internally illuminated—66 square feet. Nonilluminated or indirectly illuminated—80 square feet. If setback is in excess of 50 feet from facing property line, maximum area may be increased 0.7 square feet for each additional foot of setback up to a maximum sign area of 150 square feet.
- 4) Minimum setback. Fifteen feet from any property line and/or three feet from right-of-way. Line-of-sight guidelines must be followed.
- 5) Advertising message. Letters, symbols, and graphics of a ground sign should not occupy more than 40 percent of total sign area.

~~Sec. 14. Pole signs.~~

~~B) pole sign is elevated high above ground level, typically on a pole or other structure.~~

- ~~1) Maximum height. 24 feet above the grade of the frontage street.~~
- ~~2) Maximum number. One for each premises regardless of the number of establishments.~~
- ~~3) Maximum area. Internally illuminated—55 square feet. Nonilluminated or indirectly illuminated—66 square feet.~~
- ~~4) Minimum setback. No portion of the sign shall be nearer than ten feet to any property line.~~
- ~~5) Advertising message. Letters, symbols, and graphics of a pole sign shall not occupy more than 40 percent of the total sign area.~~

Sec. 14. – RESERVED

Sec. 15. - Merchandising signs.

Merchandising signs identify products or services available at an establishment and their prices. It shall be mounted to the structure of a pole sign or other freestanding sign structure. It is not to be placed on a moveable frame or wheels and it should conform to the following standards:

- 1) Maximum height. Ten feet.
- 2) Maximum area. 36 square feet.
- 3) Minimum setback. Ten feet from any property line or driveway.
- 4) Maximum number. One for each establishment.

Sec. 16. - Wall signs.

Wall signs are attached to the wall of a building and project out from such walls no more than 14 inches. The area of a wall sign includes that area within a continuous line enclosing all letters and graphic symbols of the sign.

Maximum sign area. No wall sign shall exceed an area equal to 15 percent of the area of the wall to which it is affixed. No wall sign shall have an area greater than 150 square feet except that, if the sign has a setback greater than 50 feet from its frontage, its area can be increased one square foot for each additional foot of setback up to a maximum of 450 square feet. Where a sign is placed on a pitched roof, and below its ridge, it is considered a wall sign. The area of the roof will be considered part of the total wall area.

~~Sec. 17. Temporary signs.~~

~~The use of temporary signs to advertise real estate developments or sales events, is discouraged and they should be promptly removed after their purpose has been served. They should conform to~~

~~standards set forth for freestanding signs except that, if they are pole signs, their height should be limited to 12 feet, and area size to 32 square feet.~~

Sec. 17. – RESERVED

Sec. 18. - Unified development signs.

Signs for unified developments, such as shopping centers, office parks, etc., should identify only the development and individual tenants or establishments. If it is a wall sign, its area should not exceed 15 percent of that section of the wall to which it is attached and not exceed a maximum area of 450 square feet. If it is a freestanding sign, it should conform to standards set forth for freestanding signs except that, if the street frontage of the unified development exceeds 300 feet, such standards may be modified as follows:

- 1) Maximum height. 30 feet above the grade of the frontage street;
- 2) Maximum area. For every foot of street frontage in excess of 300 feet, maximum sign area may be increased as follows:
 - 1) 0.14 square foot for internally illuminated signs, up to a maximum sign area of 96 square feet
 - 2) 0.2 square feet for indirectly illuminated or nonilluminated signs up to a maximum sign area of 120 square feet.

Sec. 19. - Electronic signs.

- 1) Electronic changeable copy signs. Electronic changeable on-premise copy signs are permitted in all zoning districts.
 - a) Time, temperature, and gasoline price displays are allowed, but must not exceed 20 square feet of the sign face.
 - b) All other changeable copy signs shall only be permitted with the following restrictions:
 1. Such signs shall remain static at all times—Scrolling, blinking, flashing and/or movement of any kind shall be prohibited.
 2. For signs located less than ten feet from the ground, the electronic area shall not exceed 40 percent of the allowed/permitted sign face. For signs located at least ten feet from the ground, the electronic area shall not exceed 50 percent of the allowed/permitted sign face.
 3. The message must not change more than once every six seconds.
 4. Illumination shall be no greater than 7,500 nits during daylight hours and no greater than 500 nits during evening hours.
 5. Audio speakers or any form of pyrotechnics are prohibited in association with an electronic changeable copy sign.
 6. The leading edge of the sign must be a minimum distance of 100 feet from an abutting residential district boundary. This requirement shall not apply to permitted non-residential uses located within a residential zoning district, including, but not limited to, public facilities and religious institutions; provided, however, that no sign shall be erected within 150 feet from any residential dwelling.
 7. In any historic overlay district within the municipal limits of the Town of Fort Mill, electronic signs shall not be permitted to be installed, affixed or displayed in any location that is visible from a public street or right-of-way.

8. Subparagraphs 2., 6. and 7. shall not apply to any digital sign that is legally in existence as of August 1, 2011.

Section III. The Zoning Ordinance for the Town of Fort Mill; Article VI, Administration, Enforcement, Penalties, and Fees; Subsection 4.3(E); is hereby amended to read as follows:

E) *Temporary signs.* Temporary sign permits may be issued for temporary uses and events pursuant to article III, section 6(7) of the Zoning Ordinance. Notwithstanding the provisions of article III, section 6(7), the zoning administrator shall be authorized to waive the ~~60~~-30 consecutive day time limit for temporary signs for uses and events that are permitted to take place on a weekly or monthly basis (such as farmers markets); provided any such signs shall be erected and removed on the same day that the use or event takes place.

SECTION IV. Severability. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2022, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2022.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

Gwynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town

Clean Ordinance

STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2022-____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 24, COD/COD-N CORRIDOR OVERLAY DISTRICT; SUBSECTION 12, SIGNS; SO AS TO DELETE POLE SIGNAGE; ARTICLE III, SIGNS; SO AS TO AMEND THE REQUIREMENTS FOR TEMPORARY SIGNAGE AND TO DELETE POLE SIGNAGE; ARTICLE VI, ADMINISTRATION, ENFORCEMENT, PENALTIES, AND FEES; SUBSECTION 4.3(E); SO AS TO AMEND THE CONSECUTIVE DAY LIMIT AS TO REFLECT CHANGES MADE IN ARTICLE III; AND, TO PROVIDE OTHER MATTERS RELATING THERETO

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. The Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by Districts; Section 24, COD/COD-N Corridor Overlay District; Subsection 12, Signs; is hereby amended to read as follows:

12) Signs

A) Freestanding signs.

- 1) Freestanding identification signs for nonresidential and multi-family uses are permitted along the Corridor in accordance with the following standards, which shall supersede the standards of the underlying zoning district for freestanding signs:
 - (a) No parcel with less than 50 feet of frontage on the Corridor shall be permitted to have a freestanding sign. Wall-mounted signs shall be permitted in such instances.
 - (b) Parcels with 50 to 200 feet of frontage on the Corridor may be permitted to have one freestanding sign.
 1. Maximum height: 4 feet
 2. Maximum sign face area: 0.5 square feet per 2 linear feet of frontage, up to a maximum sign area of 30 square feet (total)
 3. Minimum setback from right-of-way: 5 feet
 - (c) Parcels with more than 200 feet of frontage on the Corridor may be permitted to have up to two free standing signs.
 1. General provisions:
 - a. Maximum height: 7 feet
 - b. Maximum sign face area (total): 50 square feet
 - c. Minimum setback from ROW: 5 feet
 2. Special provisions for unified, nonresidential, multi-tenant developments:
 - a. Unified development signs that identify only the development shall be permitted. Within the same maximum sign face area, individual tenants or

establishments may also be identified. Separate freestanding signs identifying individual tenants or establishments shall not be permitted in conjunction with the unified development signs.

- b. Each permitted sign shall conform to standards set forth for freestanding signs except that, if the street frontage of the unified development exceeds 300 feet, such standards may be modified as follows:

- i. Maximum height: 22 feet in height above the grade of the frontage street
- ii. Maximum sign face area: 250 square feet per side
- iii. Minimum setback from ROW: 10 feet
- iv. Minimum separation between signs: 350 feet

- (d) Internal lighting of signs, neon, LED, and flashing signs shall not be permitted along the Corridor, except that up to 20% of the actual sign face may be utilized for LED display of public service messages such as time, temperature, or gas prices, in instances where LED signs are permitted within the underlying zoning district. Such signs shall be subject to all other requirements pertaining to LED signs within the appropriate underlying zoning district, as provided in article III. Any public use (including schools) which contains at least 2,000 linear feet of road frontage along the corridor shall be permitted to have one electronic changeable message sign (LED), provided the sign shall comply with all other requirements pertaining to LED signs within the appropriate underlying zoning district, as provided in article III.

- (e) Building floodlighting shall not be permitted, except in COD-N.

B) RESERVED.

C) Wall mounted signs.

- 1) Wall mounted signs shall be permitted per Article III, Sec. 16.

D) Temporary signs.

- 1) The provisions of this subsection shall not apply to temporary signs permitted per Article III.

E) All other applicable sign standards pertaining to freestanding signs per Article III shall apply along other street frontages.

SECTION II. The Zoning Ordinance for the Town of Fort Mill; Article III, Signs; is hereby amended to read as follows:

ARTICLE III. - SIGNS

Sec. 1. - Scope of regulations.

The regulations herein set forth shall apply and govern in all districts. No sign shall be erected or maintained unless it is in compliance with the regulations of this section and Chapter 23 of the Standard Building Code.

Sec. 2. - Definitions.

- 1) *Sign*: The term "sign" shall mean and include every sign, billboard, poster panel, freestanding ground sign, roof sign, projecting sign, pylon sign, illuminated sign, sign painted on a wall, window, marquee, awning or canopy, and shall include any announcement, declaration, demonstration, display, ribbon, banner, illustration, or insignia used to advertise or promote the interests of any person when the same is placed in the view of the general public, traveling along a public street right-of-way.
- 2) *Freestanding sign structure*: A freestanding sign structure may contain a sign or signs on one side only or it may be a V-shaped structure or one containing signs back-to-back. A freestanding sign structure is one sign.
- 3) *Sign area*: In the case of freestanding signs, sign area consists of the entire surface area of the sign on which copy could be placed. Where a sign has two faces back-to-back, the area of only one face shall be considered the sign surface area. The supporting structure or bracing of a sign shall not be counted as a part of the sign's surface area. The sign surface area of a freestanding sign shall not exceed 100 square feet.
- 4) *Business identification sign*: A business identification sign is a sign that contains the name of the business enterprise located on the same premises as the sign and the nature of the business conducted there. Not more than one-third of the area of a business identification sign may be devoted to commodity or service advertising.
- 5) *Pylon sign*: A business identification pylon sign erected on a single pole or multiple poles which contains only the name or the nature of the business conducted on the premises on which it is located.
- 6) *Illuminated signs*: When artificial illumination techniques are used in any fashion to project the message on a sign, that sign shall be an illuminated sign.
- 7) *Off-premises signs*: A structure which advertises, attracts attention to, or directs persons to a business activity located on other than the premises where the structure is erected. Nationally advertised products or services shall not be deemed to be located on or carried on at the premises of local retail outlets or branch offices.
- 8) *Temporary signs*: Any portable advertisement display that directs or attracts public attention to a specific event, product sold or service offered by the beneficiary of such display. Such signs include but are not limited to the following:
 - A) Signs made of paper, cloth polyethylene film or other similar material;
 - B) Signs that are not permanently affixed to the ground or a building surface in a manner approved by the building inspector;
 - C) Trailer signs;

- D) Portable signs;
 - E) Banners, flags, or other similar devices.
- 9) *Freestanding signs*: Freestanding signs are supported from the ground by a structure and are not attached to a building. There are two types: a pole sign and a ground sign. Their principal purpose is establishment identification.
 - 10) *Pole sign*: A pole sign is elevated high above ground level, typically on a pole or other structure.
 - 11) *Ground signs*: Ground signs are low to the ground and are typically used to identify large buildings, institutions, and real estate developments.
 - 12) *Merchandising signs*: Merchandising signs identify products or services available at an establishment and their prices. It shall be mounted to the structure of a pole sign or to other freestanding sign structure, and shall not be placed on a moveable frame or wheels.
 - 13) *Wall signs*: Wall signs are attached to the wall of a building and project out from such walls no more than 14 inches. The area of a wall sign includes that area within a continuous line enclosing all letters and graphic symbols of the sign.
 - 14) *Unified development signs*: Signs for unified developments, such as shopping centers, office parks, etc., should identify only the development, not individual tenants or establishments.
 - 15) *Sign, electronic changeable copy*. A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays.
 - 16) *Sign, electronic graphic display*. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.
 - 17) *Sign, multi-vision*. Any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.
 - 18) *Sign, video display*. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects.
 - 19) *Feather flags*. A vertical portable temporary sign that contains a pole or staff driven into the ground for support or supported by means of an individual stand, with a flexible fabric attached.

Sec. 3. - General provisions.

The following regulations shall apply to all permitted signs in the area of jurisdiction of the Fort Mill Planning and Zoning Commission:

- 1) A permit shall be required for the erection, alteration, or reconstruction of any sign, unless otherwise noted, which shall be issued by the zoning administrator in accordance with article IV of this ordinance. The fee schedule for such permits shall be established by the town council during the adoption of the annual budget ordinance.
- 2) Signs shall be constructed of durable materials, maintained in good condition and not permitted to become dilapidated.
- 3) All signs located on sites abutting federal or state highway rights-of-way shall conform to all applicable federal and state regulations. In instances where the sign control provisions of this ordinance are more strict, then this ordinance shall apply.

Sec. 4. - Prohibited signs.

The following types of signs shall be prohibited within the corporate limits of the Town of Fort Mill:

- 1) Signs resembling or imitating traffic and/or warning signals. No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles nor shall any sign use the words "stop", "danger", or any other word, phrase, symbol, or character in a manner that might mislead or confuse an automobile or other vehicular driver.
- 2) Signs on roadside appurtenances. Signs attached to or painted on utility poles, trees, parking meters, bridges, overpasses, rocks, other signs, benches, refuse containers, the roofs of buildings, etc., unless specifically allowed elsewhere in this chapter.
- 3) Projecting signs. Projecting signs from any building or structure, except in GI, LC and HC zoning districts, provided:
 - a. Such signs shall not exceed 12 square feet in area;
 - b. Such signs may not extend more than three feet from the facade to which they are attached;
 - c. Such signs shall not impede the movement and/or visibility of pedestrians, bicyclists and/or motor vehicles;
 - d. No such sign shall be permitted which encroaches into a public right-of-way without first obtaining an encroachment permit from the appropriate granting authority; and
 - e. No more than one projecting sign shall be permitted for any place of business.
- 4) Off-premises signs. General advertising signs and billboards that advertise a commodity or service not available on the premises on which the sign is erected are considered off-premises signs.
- 5) Roof signs. Roof signs or portions of other signs that extend above the highest elevation in a roof.
- 6) Portable signs. Signs mounted on wheels or other portable framework and other moveable signs except as permitted in article III, section 6, subsection 8).
- 7) Animated/flashing signs and signs of illusion. Signs displaying blinking, flashing, or intermittent lights, or animation, moving parts, or signs giving the illusion of movement, unless specifically allowed elsewhere in this chapter.
- 8) Abandoned signs and sign structures. Signs that advertise an activity or business that is no longer conducted on the property on which the sign is located. Such signs or sign structures must be removed within 30 days of becoming an abandoned sign or sign structure.

- 9) Pennants, streamers, balloons, etc. Signs containing or consisting of pennants, ribbons, streamers, balloons, or spinners.
- 10) Signs obstructing access. Signs that obstruct free ingress or egress from a driveway, or a required door, window, fire escape, or other required exit-way.
- 11) Signs located in the right-of-way. All signs located in the right-of-way, unless specifically allowed elsewhere in this chapter. This shall exclude any sign erected by the town or other public agency that is qualified to install any such sign within a right-of-way for directional, informational, or public safety purposes.
- 12) Inflatable signs or balloons.
- 13) Electronic graphic display signs.
- 14) Multi-vision signs.
- 15) Video display signs.
- 16) Pole signs.

Sec. 5. - Signs for which a permit is not required.

- B) permit is not required for the following type of signs in any zoning district:
 - 1) Traffic, directional, warning, or information signs authorized by any public agency.
 - 2) Official notices issued by any court, public agency, or officer.
 - 3) One nonilluminated "For Sale", "For Rent", or "For Lease" sign not exceeding six square feet in area in residential districts and twenty square feet in other than residential districts and located no less than ten feet back from the street right-of-way line, unless attached to the front wall of a building.
 - 4) Permitted home occupation signs, under the regulations set forth in article I, section 7, subsection F.7).
 - 5) Yard sale signs cannot be posted more than two days prior to the sale and must be removed on the day of the sale. Sales must be limited to two days.
 - 6) One nonilluminated real estate accessory sign, such as to advertise open house, displayed during business hours, not more than six square feet. Sign must be located on the site of the property for sale, and one additional sign may be located at the subdivision entrance.
 - 7) Election signs, provided:
 - a. Such signs shall not be located on public property or in the public right-of-way and must be confined wholly to placement on private property, with permission of the property owner.
 - b. Such signs shall not be placed earlier than 60 days prior to the election to which they apply and must be removed within 7 days after the election.
 - c. Such signs shall not exceed 6 square feet in area and shall not exceed a height of 4 feet.
 - 8) Feather flags, provided they do not exceed 12 feet in height, and there are no more than 2 per building entrance.

Sec. 6. - Regulations applying to specified types of signs.

The following regulations apply to the following specified types of signs:

- 1) Signs on work under construction: One nonilluminated sign, not exceeding forty square feet in area, displaying the name of the building, the contractors, the architects, the engineers, the owners, the financial, selling, and development agencies, is permitted

upon the premises of any work under construction, alteration or removal. Such sign shall be removed from the site upon the completion of the project.

- 2) Temporary subdivision signs: Temporary signs, not exceeding forty square feet in area, announcing a land subdivision development, are permitted on the premises of the land subdivision. They shall be set back not less than ten feet from the right-of-way of any street or from any boundary line of the land subdivision. Such signs are limited to a maximum of one per project entrance. They shall be removed when seventy-five percent of the lots are conveyed.
- 3) Temporary promotional signs are allowed provided the following requirements are met:
 - A) A sign permit is required for all temporary signs. A responsible individual shall make application for a sign permit in writing on a form provided by the town, with such being reviewed and approved by the town building official before any temporary outdoor sign is installed, erected, and/or displayed.
 - B) That advertising of the above description may be displayed for no more than 30 days for a specific promotion.
 - C) An organization or individual may apply for only two temporary sign permits within a calendar year and there shall be at least 30 days' lapse from the end of one permit until the start of the second.
 - D) A maximum of one sign not exceeding six square feet in area is allowed per permit.
 - E) Materials erected or displayed shall be of a quality, size, and nature so as not to cause litter, hazard, obstruction, or unreasonable distraction.
 - F) All such signs shall remain the responsibility of the owner, advertise, and/or sponsoring group and any damage, injury, and/or expense incurred by the town or its personnel shall be borne by same.
 - G) Upon becoming damaged or deteriorated, such signs shall be immediately removed.

Sec. 7. - Sign illumination.

- 1) Illumination devices shall be so placed and so shielded that rays therefrom or from the sign itself will not be directly cast into any residential district or sleeping room in any district or the eyes of an automobile or vehicle driver.
- 2) No flashing lights are permitted on any sign. Internal or flood lighting is permitted as long as the lighting consists of only yellow or white light.

Sec. 8. - Height limitations.

No signs, except as otherwise specified, shall exceed the height limit of the district in which they are located. The height of a freestanding sign shall not exceed 24 feet.

Sec. 9. - Signs permitted in front yard, side yard, and rear yard limitations.

Except as otherwise specifically provided, no sign shall be erected within the front yard setback, side yards or rear yards required for all buildings and structures in the district.

Sec. 10. - Signs permitted in residential districts.

The following types of signs are permitted in R-25, R-15, R-10, and GR districts:

- 1) One nonilluminated professional or business name plate not exceeding two square feet in area mounted flat against the wall of a building in which there is conducted a permitted home occupation.
- 2) For multiple-family dwellings, hotels, group dwellings, and for buildings other than dwellings, a single nonilluminated business identification sign or bulletin board not exceeding six square feet in area. Such sign or bulletin board shall be set back not less than ten feet from any street right-of-way line, unless attached to the front wall of a building.
- 3) Temporary subdivision signs, under the provisions set forth in section 6, subsection 6) of this article.

Sec. 11. - Signs permitted in commercial and industrial districts.

The following types of signs are permitted in commercial and industrial districts:

- 1) All signs permitted in residential districts are permitted in commercial and industrial districts.

Sec. 12. - Administration and enforcement.

Sign regulations, as set forth in this section, shall be administered under the provisions of article VI.

Sec. 13. - Ground signs.

Ground signs are low to the ground and are typically used to identify large buildings, institutions, and real estate developments.

- 1) Maximum height. Eight feet above normal ground level.
- 2) Maximum number. One for each street frontage except in the case of a real estate development, in which case two are allowed, one on either side of the main entry way street.
- 3) Maximum area. Internally illuminated—66 square feet. Nonilluminated or indirectly illuminated—80 square feet. If setback is in excess of 50 feet from facing property line, maximum area may be increased 0.7 square feet for each additional foot of setback up to a maximum sign area of 150 square feet.
- 4) Minimum setback. Fifteen feet from any property line and/or three feet from right-of-way. Line-of-sight guidelines must be followed.
- 5) Advertising message. Letters, symbols, and graphics of a ground sign should not occupy more than 40 percent of total sign area.

Sec. 14. – RESERVED

Sec. 15. - Merchandising signs.

Merchandising signs identify products or services available at an establishment and their prices. It shall be mounted to the structure of a pole sign or other freestanding sign structure. It is not to be placed on a moveable frame or wheels and it should conform to the following standards:

- 1) Maximum height. Ten feet.
- 2) Maximum area. 36 square feet.
- 3) Minimum setback. Ten feet from any property line or driveway.
- 4) Maximum number. One for each establishment.

Sec. 16. - Wall signs.

Wall signs are attached to the wall of a building and project out from such walls no more than 14 inches. The area of a wall sign includes that area within a continuous line enclosing all letters and graphic symbols of the sign.

Maximum sign area. No wall sign shall exceed an area equal to 15 percent of the area of the wall to which it is affixed. No wall sign shall have an area greater than 150 square feet except that, if the sign has a setback greater than 50 feet from its frontage, its area can be increased one square foot for each additional foot of setback up to a maximum of 450 square feet. Where a sign is placed on a pitched roof, and below its ridge, it is considered a wall sign. The area of the roof will be considered part of the total wall area.

Sec. 17. – RESERVED

Sec. 18. - Unified development signs.

Signs for unified developments, such as shopping centers, office parks, etc., should identify only the development and individual tenants or establishments. If it is a wall sign, its area should not exceed 15 percent of that section of the wall to which it is attached and not exceed a maximum area of 450 square feet. If it is a freestanding sign, it should conform to standards set forth for freestanding signs except that, if the street frontage of the unified development exceeds 300 feet, such standards may be modified as follows:

- 1) Maximum height. 30 feet above the grade of the frontage street;
- 2) Maximum area. For every foot of street frontage in excess of 300 feet, maximum sign area may be increased as follows:
 - 1) 0.14 square foot for internally illuminated signs, up to a maximum sign area of 96 square feet
 - 2) 0.2 square feet for indirectly illuminated or nonilluminated signs up to a maximum sign area of 120 square feet.

Sec. 19. - Electronic signs.

- 1) Electronic changeable copy signs. Electronic changeable on-premise copy signs are permitted in all zoning districts.
 - a) Time, temperature, and gasoline price displays are allowed, but must not exceed 20 square feet of the sign face.
 - b) All other changeable copy signs shall only be permitted with the following restrictions:
 1. Such signs shall remain static at all times—Scrolling, blinking, flashing and/or movement of any kind shall be prohibited.
 2. For signs located less than ten feet from the ground, the electronic area shall not exceed 40 percent of the allowed/permitted sign face. For signs located at least ten feet from the ground, the electronic area shall not exceed 50 percent of the allowed/permitted sign face.
 3. The message must not change more than once every six seconds.
 4. Illumination shall be no greater than 7,500 nits during daylight hours and no greater than 500 nits during evening hours.
 5. Audio speakers or any form of pyrotechnics are prohibited in association with an electronic changeable copy sign.

6. The leading edge of the sign must be a minimum distance of 100 feet from an abutting residential district boundary. This requirement shall not apply to permitted non-residential uses located within a residential zoning district, including, but not limited to, public facilities and religious institutions; provided, however, that no sign shall be erected within 150 feet from any residential dwelling.
7. In any historic overlay district within the municipal limits of the Town of Fort Mill, electronic signs shall not be permitted to be installed, affixed or displayed in any location that is visible from a public street or right-of-way.
8. Subparagraphs 2., 6. and 7. shall not apply to any digital sign that is legally in existence as of August 1, 2011.

Section III. The Zoning Ordinance for the Town of Fort Mill; Article VI, Administration, Enforcement, Penalties, and Fees; Subsection 4.3(E); is hereby amended to read as follows:

E) *Temporary signs.* Temporary sign permits may be issued for temporary uses and events pursuant to article III, section 6(7) of the Zoning Ordinance. Notwithstanding the provisions of article III, section 6(7), the zoning administrator shall be authorized to waive the 30 consecutive day time limit for temporary signs for uses and events that are permitted to take place on a weekly or monthly basis (such as farmers markets); provided any such signs shall be erected and removed on the same day that the use or event takes place.

SECTION IV. Severability. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V. Effective Date. This ordinance shall be effective from and after the date of adoption.

SIGNED AND SEALED this ____ day of _____, 2022, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2022.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

Guynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town



Meeting Information	
Meeting Type	Town Council
Meeting Date	March 28, 2022

Request Summary					
Request Type		Action (Old Bus.)		Action (New Bus.)	X Info/Discussion
		Public Hearing		Executive Session	Other

Case Summary					
Case Type		Annexation		Rezoning	X Text Amendment
		Subdivision Plat		Appearance Review	Other

Title

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 21, TOM HALL STREET CORRIDOR DISTRICT; SO AS TO AMEND THE PROHIBITION ON CAR WASHES IN THE THCD OVERLAY DISTRICT

Background Information

Discussion

Council directed staff to address car washes in the THCD Overlay District. Some conditions to consider is enhancing buffer requirements; orientation of building; separation requirements from residential lots or residential zoning districts; and limited hours of the operation of a car wash.

A draft ordinance is attached for consideration.

The text amendment would amend the existing language in the ordinance to provide an exception that would allow for new car washes, provided that any such facilities observe the following conditions:

1. All washing facilities shall be within a completely enclosed building.
2. Vacuuming and hand towel drying may be located outside the building but shall not be in the front yard and shall be set back at least 50 feet and completely screened using natural buffers, fence, or a combination thereof from any property with a residential use.
3. Stacking spaces shall be located so as to ensure that traffic does not extend into the public right-of-way. A minimum of four (4) stacking spaces for each wash bay shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation, fire lanes, parking spaces and egress from the property by vehicles not using any drive-through portion of the facility. Additional stacking

spaces may be required above the minimum as determined during the TIA process and/or through the encroachment permit process of the Town or SCDOT.

4. Wastewater must be recycled, filtered, or otherwise cleansed to minimize discharge of soap, wax, and solid matter into public sewers.
5. Only one (1) driveway shall be permitted from any street, unless the Planning Commission determines additional driveways will be necessary to ensure safe and efficient access to and egress from the site. Access locations to be determined during the TIA process and/or through the encroachment permit process of the Town or SCDOT.
6. For automated drive-through car wash facilities, a by-pass lane is required that allows by-passing waiting vehicles.
7. Overhead doors shall not face a public street or residential or mixed-use district. The Planning Commission may modify this requirement upon a determination that there is no reasonable alternative and the visual impact will be diminished through use of building materials, architectural features and landscaping.
8. A vehicle wash facility building and any accessory buildings and uses, including vacuums, shall be located at least 100 feet from any residential zoning district.
9. The property owner or operator must comply with all local noise regulations. Air handling equipment shall be located on a roof, be equipped with intervening noise reduction baffles and be in property working condition. Additional screening material may be required where vehicle wash facilities abut residential districts in order to provide additional means for noise reduction.
10. No noises resulting from the function of the car wash shall be audible at or beyond the property line between 8pm and 7 am the following morning.

Staff believes that the approval of this amendment will allow for car washes to be built within the Tom Hall Corridor Overlay District while still providing the necessary screening, buffering, and noise protection for adjacent residential uses.

Alternatives	
1.	Request staff move forward with the proposed text amendment as written
2.	Request staff move forward with the proposed text amendment with modifications
3.	Keep the ordinance as it is written today

Staff Contact	
Name & Title	Penelope Karagounis, Planning Director
Department	Planning Department

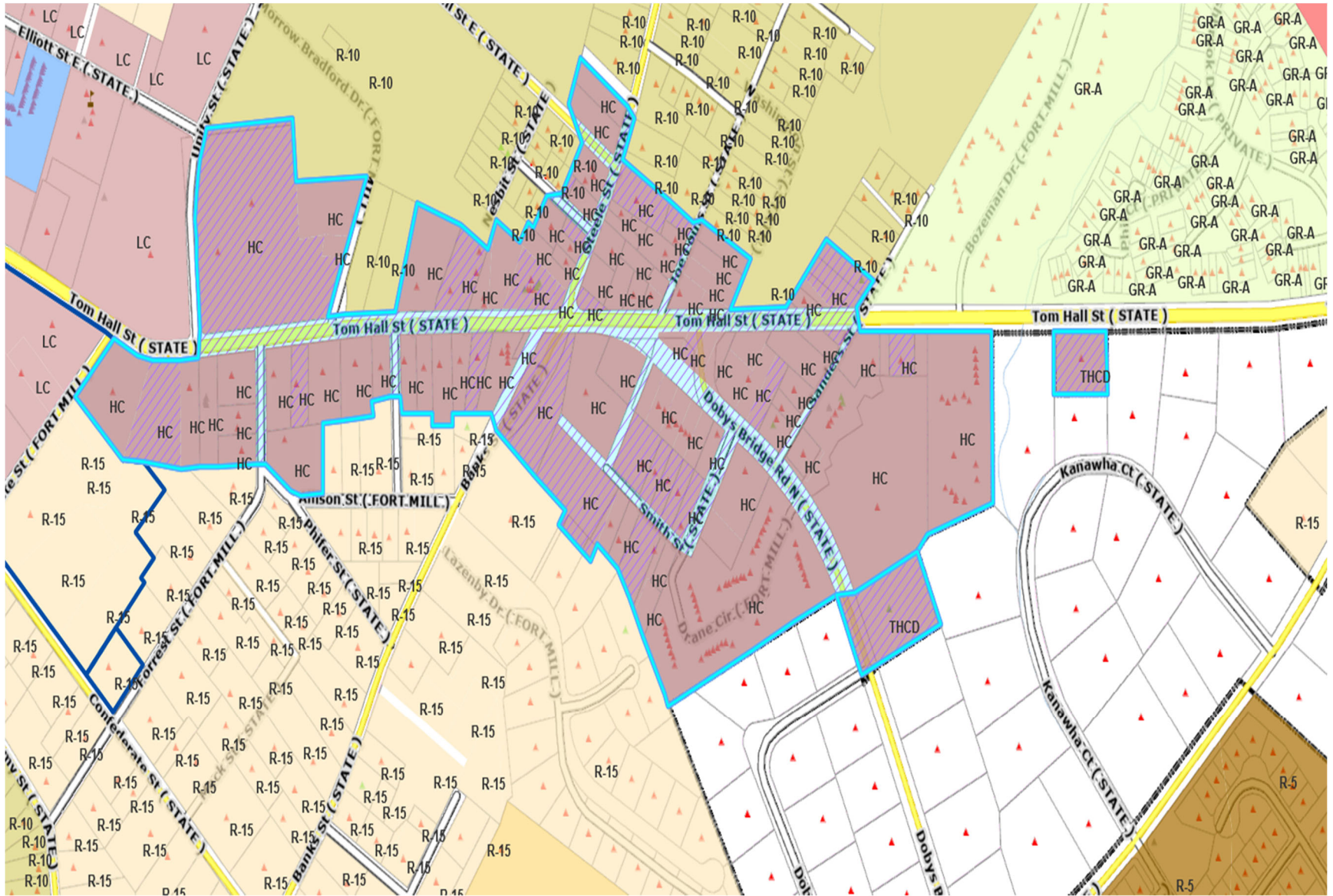
Date of Request	March 14, 2022
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Legislative History	
Planning Commission	TBD
First Reading	TBD
Public Hearing	TBD
Second Reading	TBD
Effective Date	Upon adoption

Attachments

- THCD Exhibit Map
- Draft Text Amendment Ordinance

THCD Exhibit Map



STATE OF SOUTH CAROLINA
TOWN COUNCIL FOR THE TOWN OF FORT MILL
ORDINANCE NO. 2022-____

AN ORDINANCE AMENDING THE ZONING ORDINANCE FOR THE TOWN OF FORT MILL; ARTICLE II, REQUIREMENTS BY DISTRICT; SECTION 21, TOM HALL STREET CORRIDOR DISTRICT; SO AS TO AMEND THE PROHIBITION ON CAR WASHES IN THE THCD OVERLAY DISTRICT

Pursuant to the authority granted by the Constitution of the State of South Carolina and the General Assembly of the State of South Carolina, BE IT ENACTED BY THE TOWN COUNCIL FOR THE TOWN OF FORT MILL:

SECTION I. Amending the Tom Hall Corridor Overlay District. The Zoning Ordinance for the Town of Fort Mill; Article II, Requirements by District; Section 21; THCD Tom Hall Street Corridor District; is hereby amended to read as follows:

Sec. 21. - THCD Tom Hall Street corridor district.

1. *Tom Hall Street corridor district created:* The Fort Mill Zoning Ordinance is amended to create the Tom Hall Street corridor district (THCD) in accordance with the standards and provisions of this ordinance. The THCD shall apply to the following road segments: all parcels zoned HC Highway Commercial between Main Street and Kimbrell Road, including those areas zoned highway commercial near the intersection of Tom Hall Street and Doby Bridge Road.
2. *Overlay zoning district:* The THCD shall apply as an overlay district. Any use of land within the THCD shall comply with the standards and requirements of both the underlying district and the THCD. The provisions of the THCD shall apply in addition to other requirements of the zoning ordinance. In the case of conflict, the most restrictive provisions shall govern. No land shall be used or occupied and no structure shall be erected, altered, used or occupied within the THCD from the date of enactment of this ordinance as amended except as provided in this ordinance.
3. *Purpose:* The purpose of the THCD therefore are:
 - a. To create a more pedestrian friendly environment that provides more efficient points of access for the surrounding residential areas.

- b. To promote commercial and retail uses that are conducive to a vibrant and economically sound downtown central business district.
 - c. To enhance the streetscape by setting higher standards of landscaping and building design.
 - d. To decrease setbacks required in the underlying zoning district to enhance foot traffic between businesses and to promote use of shared parking between businesses.
4. *Prohibited uses:* All uses permitted within the pre-existing (underlying) zoning district are permitted with the following exceptions:
- a. Research, development and testing laboratories.
 - b. Any retail establishment having a building footprint in excess of 15,000 square feet; provided, however, that any existing retail building or collection of buildings lawfully in existence prior to the establishment of the THCD overlay may be rebuilt, altered or repaired, provided that the total footprint of any new building or buildings may not exceed the total combined square footage of the building or buildings being replaced. In instances where the planning commission determines that a proposed building or collection of buildings constructed, altered or repaired under the provisions of this paragraph contain enhanced and/or exemplary architectural design elements as part of the Commercial Development Appearance Review Process outlined in article V of this ordinance, the Commission shall be authorized to grant an additional square footage allowance of up to ten percent.
 - c. Horticultural nursery.
 - d. Convenience stores (with or without gas stations).
 - e. Coin laundry services.
 - f. Crematories.
 - g. Car washes; provided, however, car washes meeting the following criteria and conditions shall be allowed:
 - i. All washing facilities shall be within a completely enclosed building.

- ii. Vacuuming and hand towel drying may be located outside the building but shall not be in the front yard and shall be set back at least 50 feet and completely screened using natural buffers, fence, or a combination thereof from any property with a residential use.
- iii. Stacking spaces shall be located so as to ensure that traffic does not extend into the public right-of-way. A minimum of four (4) stacking spaces for each wash bay shall be provided. Stacking spaces shall be located so as not to interfere with vehicular circulation, fire lanes, parking spaces and egress from the property by vehicles not using any drive-through portion of the facility. Additional stacking spaces may be required above the minimum as determined during the TIA process and/or through the encroachment permit process of the Town or SCDOT.
- iv. Wastewater must be recycled, filtered, or otherwise cleansed to minimize discharge of soap, wax, and solid matter into public sewers.
- v. Only one (1) driveway shall be permitted from any street, unless the Planning Commission determines additional driveways will be necessary to ensure safe and efficient access to and egress from the site. Access locations to be determined during the TIA process and/or through the encroachment permit process of the Town or SCDOT.
- vi. For automated drive-through wash facilities, a by-pass lane is required that allows by-passing waiting vehicles.
- vii. Overhead doors shall not face a public street or residential or mixed-use district. The Planning Commission may modify this requirement upon a determination that there is no reasonable alternative and the visual impact will be diminished through use of building materials, architectural features and landscaping.
- viii. A vehicle wash facility building and any accessory buildings and uses, including vacuums, shall be located at least 100 feet from any residential zoning district.

ix. The property owner or operator must comply with all local noise regulations. Air handling equipment shall be located on a roof, be equipped with intervening noise reduction baffles and be in property working condition. Additional screening material may be required where vehicle wash facilities abut residential districts in order to provide additional means for noise reduction.

x. No noises resulting from the function of the car wash shall be audible at or beyond the property line between 8pm and 7 am the following morning.

- h. Repair garages; provided, however, that if a repair garage was lawfully in existence prior to the establishment of the THCD overlay, and if such facility has continued to operate without interruption since that date, then the owner or operator of any such facility may be permitted to expand his existing facility under the following conditions: 1) where feasible, a suitable landscaped buffer or fence shall be used to screen the facility from neighboring residential uses; 2) any outdoor storage and/or holding areas shall be screened from public view by a suitable fence and appropriate landscaped buffer; and 3) the overnight storage of vehicles shall be prohibited, unless such vehicles are located inside the facility or within any enclosed and properly screened storage area.
- i. Warehouses (including mini warehouses or personal storage units).
- j. Hospitals.
- k. Dealerships (including new or used automobiles, recreational vehicles, boats, boat trailers and utility trailers).
- l. Wrecker services.
- m. Check cashing establishments, title loan lenders, deferred presentment lenders, pawnshops, loan brokers, and small loan companies.
- n. Tire retail and repair facilities; provided, however, that if a tire retail and repair facility was lawfully in existence prior to the establishment of the THCD overlay, and if such facility has continued to operate without interruption since that date,

then the owner or operator of any such facility may be permitted to expand his existing facility under the following conditions: 1) where feasible, a suitable landscaped buffer or fence shall be used to screen the facility from neighboring residential uses; 2) any outdoor storage and/or holding areas shall be screened from public view by a suitable fence and appropriate landscaped buffer; and 3) the overnight storage of vehicles shall be prohibited, unless such vehicles are located inside the facility or within any enclosed and properly screened storage area.

- o. Day labor service agency.
 - p. Tattoo facilities
5. *Building materials:* Buildings shall be designed to use, to the greatest extent feasible, building materials such as rock, stone, brick and wood or any other material so deemed appropriate through the appearance review per article V of the zoning code so as to maintain the specialized commercial and historic character of the corridor.
6. *Other requirements:*
- a. Minimum lot area—No minimum.
 - b. Minimum side yard—No side yard required.
 - c. Minimum rear yard—No rear yard required.
 - d. Minimum front yard—Ten feet.
 - e. No building shall exceed 60 feet in height.

SECTION II. Severability. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III. Effective Date. This ordinance shall be effective from and after the date of adoption.

(Signature page to follow)

SIGNED AND SEALED this ____ day of _____, 2022, having been duly adopted by the Town Council for the Town of Fort Mill on the ____ day of _____, 2022.

First Reading:
Public Hearing:
Second Reading:

TOWN OF FORT MILL

Gwynn H. Savage, Mayor

LEGAL REVIEW

ATTEST

Barron B. Mack, Jr, Town Attorney

Virginia Burgess, Town Clerk